

PB# 01-50

**Foxwood
(Sub.)**

52-1-79

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 5-8-02

01-50 4 RESIDENTIAL LOTS (BRADY)

Map Number 101-02 City ☐
Section 52 Block 1 Lot 79 Town ☒ Village New Windsor

#01-50

Title: Foxwood Enterprises LLC

Dated: 4-16-02 Filed: 5-14-02

Approved by James Petro Jr

on 5-8-02

Record Owner Foxwood Enterprises LLC

DONNA L. BENSON
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/09/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC
APPLICANT: FOXWOOD ENTERPRISES LLC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/08/2002	PLANS STAMPED	APPROVED
11/14/2001	P.B. APPEARANCE . ADDRESS MARK'S COMMENTS - NEED MAINT AGREEMENT	APPR. COND
10/24/2001	P.B. APPEARANCE - PUB HEARIN	ND: CLOSE PH -RETURN
08/08/2001	P.B. APPEARANCE . SCHEDULE PUB. HEARING - NEED HIGHWAY APPROVAL - NEED COST . ESTIMATE FOR ROAD - NEED PRIVATE ROAD MAINTENANCE AGREEMENT . & BOND	LA: SCH PH RET
03/07/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/14/2001

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC

APPLICANT: FOXWOOD ENTERPRISES LLC

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	11/09/2001	MUNICIPAL HIGHWAY	11/14/2001	APPROVED
REV2	11/09/2001	MUNICIPAL WATER	/ /	
REV2	11/09/2001	MUNICIPAL SEWER	/ /	
REV2	11/09/2001	MUNICIPAL FIRE	11/14/2001	APPROVED
REV2	11/09/2001	NYS DOT	/ /	
REV1	10/15/2001	MUNICIPAL HIGHWAY	11/09/2001	SUPERSEDED BY REV2
REV1	10/15/2001	MUNICIPAL WATER	10/18/2001	APPROVED
REV1	10/15/2001	MUNICIPAL SEWER	11/09/2001	SUPERSEDED BY REV2
REV1	10/15/2001	MUNICIPAL FIRE	10/17/2001	APPROVED
REV1	10/15/2001	NYS DOT	11/09/2001	SUPERSEDED BY REV2
ORIG	07/13/2001	MUNICIPAL HIGHWAY . NO COMMENT AT THIS TIME, NEED	07/24/2001	DISAPPROVED MORE DRAINAGE DETAILS
ORIG	07/13/2001	MUNICIPAL WATER	07/16/2001	APPROVED
ORIG	07/13/2001	MUNICIPAL SEWER	10/15/2001	SUPERSEDED BY REV1
ORIG	07/13/2001	MUNICIPAL FIRE	07/13/2001	APPROVED
ORIG	07/13/2001	NYS DOT	10/15/2001	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/09/2002

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC
APPLICANT: FOXWOOD ENTERPRISES LLC

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/13/2001	EAF SUBMITTED	07/13/2001	WITH APPLIC
ORIG	07/13/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/13/2001	LEAD AGENCY DECLARED	08/08/2001	TOOK LA
ORIG	07/13/2001	DECLARATION (POS/NEG)	10/24/2001	DECL NEG DEC
ORIG	07/13/2001	SCHEDULE PUBLIC HEARING	08/08/2001	SCHED PH
ORIG	07/13/2001	PUBLIC HEARING HELD . NO PUBLIC COMMENT	10/24/2001	HELD PH
ORIG	07/13/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	07/13/2001	AGRICULTURAL NOTICES	/ /	
ORIG	07/13/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Appl No: 1-50

File Date: 07/13/2001

SEC-BLK-LOT: 52-1-79-0

Project Name: PA 2001-0080 FOXWOOD ENTERPRISES, LLC

Type: 1

Owner's Name: FOXWOOD ENTERPRISES LLC

Phone: (845) 928-8000

Address: 229 RT. 32, CENTRAL VALLEY, NY 10917

Applicant's Name: FOXWOOD ENTERPRISES LLC

Phone: (845) 928-8000

Address: 229 RT. 32, CENTRAL VALLEY, NY 10917

Preparer's Name: BRADY, PATRICK P.E.

Phone: (845) 778-4006

Address: P.O. BOX 482 - WALDEN, NY 12586

Proxy/Attny's Name: N/A

Phone:

Address:

Notify: BRADY, PATRICK

Phone: (845) 778-4006

Location: TOLEMAN ROAD (EASTERLY SIDE)

Acreage	Zoned	Prop-Class	Stage	Status
14.320	R-1	0		A
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
05/09/2002	WASH			

Appl for: 4 LOT SUBDIVISION OF 14.32 ACRES INTO RESIDENTIAL LOTS

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSAICK AVENUE
DESTINY SHOPPING CENTER
NEW WINDSOR, NEW YORK 12553
(845) 562-2333
FAX (845) 562-2407

MEMORANDUM

TO: Myra Mason
FROM: Andrew S. Krieger
SUBJECT: Foxwood
DATE: May 6, 2002

The Road Maintenance Agreement is acceptable. Please retain an original copy for your files and have him file the receipt from the Orange County Clerk within one month.

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#403-2002

05/02/2002

Foxwood Enterprises, LLC
229 Route 32
Central Valley, NY 10917

Received \$ 270.00 for Planning Board Fees on 05/02/2002. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB 01-50 approval *Dee*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/2002

PAGE: 1

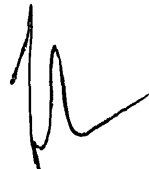
LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC

APPLICANT: FOXWOOD ENTERPRISES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2002	2% OF 31,621.00 INSP FEE	CHG	632.42		
05/02/2002	REC. CK. #2657	PAID		632.42	
		TOTAL:	632.42	632.42	0.00


5/2/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/2002

PAGE: 1


LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC

APPLICANT: FOXWOOD ENTERPRISES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2002	3 LOT RECREATION FEE	CHG	4500.00		
05/02/2002	REC. CK. #2656	PAID		4500.00	
		TOTAL:	4500.00	4500.00	0.00

 5/2/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/2002

PAGE: 1


LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC

APPLICANT: FOXWOOD ENTERPRISES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/13/2001	REC. CK. #2572	PAID		600.00	
08/08/2001	P.B. ATTY FEE	CHG	35.00		
08/08/2001	P.B. MINUTES	CHG	13.50		
10/24/2001	P.B. ATTY. FEE	CHG	35.00		
10/24/2001	P.B. MINUTES	CHG	13.50		
11/14/2001	P.B. ATTY FEE	CHG	35.00		
11/14/2001	P.B. MINUTES	CHG	13.50		
04/18/2002	P.B. ENGINEER FEE	CHG	992.60		
05/02/2002	REC. CK. #2659	PAID		538.10	
		TOTAL:	1138.10	1138.10	0.00


5/2/02

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/02/2002

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LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC

APPLICANT: FOXWOOD ENTERPRISES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2002	SUB. APPROVAL FEE	CHG	270.00		
05/02/2002	REC. CK. #2658	PAID		270.00	
			-----	-----	-----
		TOTAL:	270.00	270.00	0.00

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

* * * * *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00 (1)

* * * * *

RECREATION FEES:

3 LOTS @ \$500.00 PER LOT\$ 4500.00 (2)

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____

PLANNING BOARD ATTORNEY FEES.....\$ _____

MINUTES OF MEETINGS.....\$ _____

OTHER.....\$ _____

* * * * *

PERFORMANCE BOND AMOUNT.....\$ _____

4% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ 31,621.00

2% OF APPROVED COST ESTIMATE:.....\$ 632.42 (3)
(INSPECTION FEE)

AS OF: 04/18/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1. 50

FOR WORK DONE PRIOR TO: 04/18/2002

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
1-50	179629	03/07/01	TIME	MJE	WS	FOXWOOD	85.00	0.40	34.00				
1-50	174587	05/16/01	TIME	JJR	MC	FOXWOOD ENT/P.T.	65.00	8.00	520.00				
1-50	179876	08/08/01	TIME	MJE	MC	FOXWOOD	85.00	0.40	34.00				
1-50	184216	10/03/01	TIME	MJE	LI	Rvw FOXWOOD SITE	85.00	0.80	68.00				
1-50	184216	10/03/01	TIME	MJE	MC	MC/KROLL RE FOXWOOD	85.00	0.40	34.00				
1-50	185053	10/17/01	TIME	MJE	WS	TC/KEAN RE FOXWOOD	85.00	0.20	17.00				
1-50	185509	10/24/01	TIME	MJE	MC	FOXWOOD	85.00	0.60	51.00				
									758.00				
1-50	186602	10/25/01				BILL 01-984					707.00		
											-707.00		
1-50	187057	11/07/01	TIME	MJE	WS	FOXWOOD	85.00	0.40	34.00				
1-50	186582	11/14/01	TIME	MJE	MM	Foxwood Cond Final	85.00	0.10	8.50				
1-50	187092	11/14/01	TIME	MJE	MC	FOXWOOD	85.00	0.50	42.50				
									85.00				
1-50	187262	11/27/01				BILL 1-1089 11/27/01					-136.00		
											-136.00		
1-50	201727	03/19/02	TIME	MJE	MC	FOXWOOD SUB W/BRADY	88.00	0.40	35.20				
1-50	202223	04/08/02	TIME	MJE	MC	TC/BRADY RE FOXWOOD	88.00	0.30	26.40				
1-50	202299	04/17/02	TIME	MJE	MC	Rvw plan/est. w/PR	88.00	0.50	44.00				
1-50	202300	04/18/02	TIME	MJE	MC	Closeout	88.00	0.50	44.00				
TASK TOTAL									992.60	0.00	-843.00	149.60	
GRAND TOTAL									992.60	0.00	-843.00	149.60	

TOTAL P.03

**BRADY
ENGINEERING**

**POST OFFICE BOX 482
WALDEN, N.Y. 12586-0482**

Civil/Environmental Services

(845) 778-4006

April 16, 2002

**IMPROVEMENT COST ESTIMATE
for
Foxwood Enterprises, Toleman Road
Town of New Windsor**

DESCRIPTION	QUANTITY	UNIT PRICE	COST
Private Roadway (24'w x 715'l) Sub-base & Double Surface Treatment	1,906 S.Y.	\$ 11.00 / S.Y.	\$ 20,966.00
Drainage			
24" Drainage Pipe	30 L.F.	\$ 30 / L.F.	\$ 900.00
End Sections	2	\$ 250 each	\$ 500.00
Rip-Rap Swales	350 L.F.	\$ 5 / L.F.	\$ 1,750.00
Non-lined Swales	1,080 L.F.	\$ 3.5 / L.F.	\$ 3,780.00
Miscellaneous			
As-blt Plans	Lump	\$ 1,500	\$ 1,600.00
monuments	8	\$ 150 each	\$ 1,200.00
Street Sign	1	\$ 125 each	\$ 125.00
Soil & Erosion Control	Lump	\$ 800	\$ 800.00
		Total	<u>\$ 31,621.00</u>

Inspect. fee \$ 632.42

PROJECT: Toywood Ext. LLC-Sub. P.B.# 01-50

Send Draft Copy of Maint. Agreement

REGULAR ITEMS:

FOXWOOD SUBDIVISION (01-50)

Mr. Patrick Brady appeared before the board for this proposal.

MR. PETRO: This application involves subdivision of 14.3 acre parcel into 4 single family residential lots. Previously reviewed at the 8 August, 2001 and 24 October, 2001 planning board meeting. It's in an R-1 zone.

MR. BRADY: Last month, we were before the board at a public hearing for the four lot subdivision. Since that meeting, we have made a couple revisions as per the town engineer and the highway super. One of them being to revise the road profile coming off of Toleman for the private road. Since then, we've got 911 addresses and have provided that and also had to adjust the dimensions on the T turnaround as per the planning board engineer.

MR. PETRO: We have highway approval on 11/14/2001 and fire approval 11/14/2001. You were at a public hearing last meeting, it was here.

MR. BRADY: Here and it was closed.

MR. PETRO: I don't think there was any outcry from the public. Was there anybody that showed?

MR. BRADY: I don't believe anybody showed.

MR. PETRO: This is 4 lots on 14.3 acres. So, Mark, basically, what we need to do is go over a couple of your comments.

MR. EDSALL: They're rather short, again, some clarifications on the plan. Comments 2A and B Pat took care of. He just didn't put the dimension on. And the advantage of putting the dimension on I found, Mike's found that 99.9 percent of the contractors in the field don't have a scale and they don't want one. If you put a dimension on, it makes it a lot easier for them to

understand what to build. Comment 3 just the normal procedural item of getting the private road bond calculations in and the private road maintenance declaration which Andy reviews, so very minor comments. Everything else is taken care of.

MR. KRIEGER: For the purpose of advising the applicant needs to send me a draft copy of the declaration and also send a copy to Mark Edsall because I need to look at the description, then it will be, before you can receive your stamped plan, I will need a copy of that with the receipt from the clerk's office showing that it's been submitted for recording and I have to wait to get the recorded one back. Two step process.

MR. PETRO: Any other comments from the board members?

MR. LANDER: Now, is there a maintenance agreement for the private road, has it been drawn up yet?

MR. BRADY: It's in the process. My client, I advised him of the comments from last time so he got an attorney, he's preparing the agreement and we'll forward it off to Andy.

MR. KRIEGER: You can send it directly to me.

MR. PETRO: Entertain a motion for final approval. I will do the subject-to's.

MR. ARGENIO: I'll make the motion.

MR. BRESNAN: Second it.

MR. PETRO: Motions has been made and seconded that the New Windsor Planning Board grant final approval to the Foxwood Enterprises subdivision on Toleman Road subject to the dimensions in Mark's note number 2 and number 3 of Mark's comments. Also Mr. Krieger's comment being satisfied, also the T turnaround and the private road maintenance agreement.

MR. KRIEGER: Declaration.

MR. PETRO: Send a copy of the private road agreement

November 14, 2001

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to Myra so we have it in your file. All right,
subject-to's, any further comment from the board
members? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

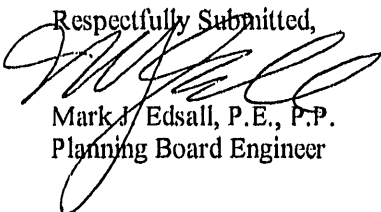
Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: FOXWOOD ENTERPRISES SUBDIVISION
PROJECT LOCATION: TOLEMAN ROAD
SECTION 52 - BLOCK 1 - LOT 79
PROJECT NUMBER: 01-50
DATE: 14 NOVEMBER 2001
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 14.3 +/- ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 AUGUST 2001 AND 24 OCTOBER 2001 PLANNING BOARD MEETINGS.

1. The property is located in the R-1 Zoning District of the Town. The bulk table on the plan appears correct for the zone and use group. Each of the lots appears to comply with the minimum zoning requirements. The bulk table has been corrected as previously requested.
2. I have reviewed the resubmitted plans, and have the following comments:
 - a. The private road profile on sheet 2 was revised to provide a -2% plateau at the intersection with Toleman Road. The plan is missing the 30 ft. dimension to define the minimum acceptable length for the plateau.
 - b. The T-turnaround was modified as requested. The 30 ft. dimension for the branch of the T-turnaround should be depicted on the plan for clarity.
3. If the Board considers a conditional approval, it should be based on the above referenced plan corrections, as well as the following:
 - The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
 - The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review.
 - Payment of all fees.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

PUBLIC HEARING:

FOXWOOD ENTERPRISES SUBDIVISION (01-50)

Mr. Patrick Brady appeared before the board for this proposal.

MR. PETRO: Public hearing on Foxwood Enterprises on Toleman Road represented by Mr. Brady. This involves subdivision of 14.3 acre parcel into four single family residential lots. Plan was previously reviewed at the 8 August, 2001 planning board meeting and is before this board for a public hearing at this time. What is this running through the center of the map?

MR. BRADY: AT&T easement, fiber optic.

MR. PETRO: All right, Mr. Brady.

MR. BRADY: Okay, good evening. As you stated, this parcel is 14.3 acre parcel on the easterly side of Toleman Road. It's about a half mile south of the New York State 207 intersection. What we're proposing is four residential lots to be served by a private road. All of the dwellings will have access to the private road. There will be no individual driveways out to Toleman. The lots shall be served by individual septs and wells. There's a wetland area on the map, if you see, there's a flat plateau area and I had Bob Torgeson out there, he walked it and it's shown on the Federal inventory map but it's basically an isolated wetlands. It doesn't, it's not connected to any ditches or streams which would bring it into the jurisdiction of the Army Corps.

MR. ARGENTIO: Just a low area?

MR. BRADY: Low area, yes, but it does have the vegetation associated to a wetland, but it's non-jurisdictional, so it could be filled in. Actually, what we're proposing just really to fill in the section of the, for the private road. Basically that's it.

MR. PETRO: This is a public hearing, as I stated,

October 11, 2001, 12 addressed envelopes went out with the notice of public hearing for the Foxwood Enterprises. If someone is here who would like to speak on behalf or against this application, raise your hand now and be recognized by the Chair. Not all at one time, please. Let the minutes reflect that no one is here to speak on this and I'll entertain a motion to close the hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Foxwood Enterprises subdivision on Toleman Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'll open it back up to the board for any further comment. We have fire approval on 10/17/2001 and I still have a highway approval that says disapproved, Mr. Brady, no comment at this time, need more drainage detail. So Mr. Kroll would have to look at this again and find out what the problem is.

MR. EDSALL: With which, I'm sorry, I was talking to Mike about the access?

MR. PETRO: Henry Kroll.

MR. EDSALL: Matter or fact, I spoke with him today and Henry had only the same concern that I had which is my comment 2B.

MR. PETRO: Motion for negative dec.

MR. ARGENIO: So moved.

October 24, 2001

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MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Foxwood Enterprises subdivision on Toleman. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Mr. Brady, would you take Mark's comments and go over them and come back in two weeks because we've got to get, there's like four or five or six items, I think we can move along from there, no sense in going over all this tonight, get it cleaned up and you'll be done.

MR. BRADY: Thank you.

MR. PETRO: Get in touch with the highway superintendent, too, so my sheet says it's approved.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

□ Main Office

33 Airport Center Drive

Suite #202

New Windsor, New York 12553

(845) 567-3100

e-mail: mheny@att.net

□ Regional Office

507 Broad Street

Milford, Pennsylvania 18337

(570) 296-2765

e-mail: mhepa@ptd.net

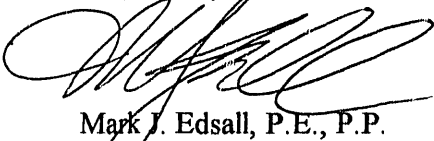
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: FOXWOOD ENTERPRISES SUBDIVISION
PROJECT LOCATION: TOLEMAN ROAD
SECTION 52 – BLOCK 1 – LOT 79
PROJECT NUMBER: 01-50
DATE: 24 OCTOBER 2001
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 14.3 +/-
ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL
LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE
8 AUGUST 2001 PLANNING BOARD MEETING, AND IS BEFORE
THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located in the R-1 Zoning District of the Town. The bulk table on the plan appears correct for the zone and use group. Each of the lots appears to comply with the minimum zoning requirements. The bulk table has been corrected as previously requested.
2. I have reviewed the concept plan as submitted, and have the following comments:
 - a. The plans note that the wet area in the middle of the property is an isolated area, which is non-jurisdictional. The applicant's engineer should verify for the record that no permits are required for the indicated construction.
 - b. The private road profile on sheet 2 must be revised to provide a 30 ft. minimum plateau at the intersection with Toleman Road. Slope for the plateau should be -2%.
 - c. The right-of-way width at the T-turnaround should be increased to match the private road standard. As well, the roadway cross-section also applies to the turnaround. Projection of each branch of the T should be dimensioned at 30 ft.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

4. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
5. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review.
6. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-50-24Oct01.doc



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

|| Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

□ Regional Office
607 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

MEMORANDUM

(via fax)

18 April 2002

TO: MYRA MASON, PLANNING BOARD SECRETARY
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: FOXWOOD SUBDIVISION
PLANNING BOARD APPLICATION NO. 01-50

Following the worksession on April 17th, I met with Pat Brady to review a corrected plan for the subject application. The plan has been acceptably corrected and Pat will submit it to you directly.

He also corrected the improvement cost estimate. A corrected copy is attached, as is our time billing printout.

Pat indicated that the Private Road Maintenance Agreement has been forwarded to Andy Krieger. You should contact him directly to verify this is complete and acceptable.

Please advise if you need anything further.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/18/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC

APPLICANT: FOXWOOD ENTERPRISES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/13/2001	REC. CK. #2572	PAID		600.00	
08/08/2001	P.B. ATTY FEE	CHG	35.00		
08/08/2001	P.B. MINUTES	CHG	13.50		
10/24/2001	P.B. ATTY. FEE	CHG	35.00		
10/24/2001	P.B. MINUTES	CHG	13.50		
11/14/2001	P.B. ATTY FEE	CHG	35.00		
11/14/2001	P.B. MINUTES	CHG	13.50		
04/18/2002	P.B. ENGINEER FEE	CHG	992.60		
			-----	-----	-----
		TOTAL:	1138.10	600.00	538.10

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/18/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC

APPLICANT: FOXWOOD ENTERPRISES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2002	3 LOT RECREATION FEE	CHG	4500.00		
			-----	-----	-----
		TOTAL:	4500.00	0.00	4500.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/18/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC

APPLICANT: FOXWOOD ENTERPRISES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2002	SUB. APPROVAL FEE	CHG	270.00		
			-----	-----	-----
		TOTAL;	270.00	0.00	270.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/18/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES

4% FEE

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC

APPLICANT: FOXWOOD ENTERPRISES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2002	2% OF 31,621.00 INSP FEE	CHG	632.42		
			-----	-----	-----
		TOTAL:	632.42	0.00	632.42

DECLARATION

THIS DECLARATION dated December 21, 2001, made by **FOXWOOD ENTERPRISES, LLC**, a New York Limited Liability Company with offices at 229 Route 32, Central Valley, New York 10917 (hereinafter referred to as "Developer").

WITNESSETH:

WHEREAS, the Developer is the owner in fee of certain real property located in the Town of New Windsor, Orange County, New York, conveyed to it by deed from St. Andrews Realty & Development Corp., dated February 19, 2001 and recorded in the Orange County Clerk's Office in Liber 5475 of Deeds at page 84 on March 12, 2001, and described as set forth in Schedule "A" annexed hereto; and

WHEREAS, the said Developer is about to develop said real property for residential occupancy of single family dwellings, each located on a separate lot; and

WHEREAS, the Developer has caused to be prepared a plat entitled "Subdivision Plat for Foxwood Enterprises, LLC", made by Brady Engineering, dated October 25, 2000 and last revised November 7, 2001, hereinafter the "Subdivision", which plat has received Final Plat Approval by the Planning Board of the Town of New Windsor and is to be filed in the Orange County Clerk's office, simultaneously with the recording of this Declaration, which lands are hereinafter referred to as the "Property"; and

WHEREAS, it is the intention of the Developer that access, ingress and egress between lots shown on the map and a private road to the public highway shall be assured to the purchasers of such lots, their heirs and assigns; and

WHEREAS, the Developer has laid out and developed a thirty (30) foot wide

ALL that certain piece or parcel of land lying, situate and being in the Town of New Windsor, Orange County, New York, bounded and described as follows:

BEGINNING at a point in the Easterly line of Toleman Road, said point being at the intersection of said line with the Northerly line of lands now or formerly of Gargiulo, and running thence, the following courses:

1. Along said Easterly line of Toleman Road, North $16^{\circ}-52'-53''$ East 288.33 feet to a point;
2. Along lands now or formerly of Fossum, South $74^{\circ}-33'-37''$ East 300.00 feet to a point;
3. Still along said Fossum lands, and along lands now or formerly of Decker, North $15^{\circ}-26'-23''$ East 219.97 feet to a point;
4. Along lands now or formerly of Kean (formerly the O & W Railroad), being along a curve to the right having a radius of 2,246.83 feet and an arc length of 1,241.97 feet to a point;
5. Along lands now or formerly of Gargiulo, South $20^{\circ}-25'-19''$ West 222.40 feet to a point;
6. Still along said Gargiulo lands, North $65^{\circ}-08'-28''$ West 342.76 feet to a point;
7. Still along said Gargiulo lands, South $26^{\circ}-06'-00''$ West 197.25 feet to a point;
8. Still along said Gargiulo land, North $66^{\circ}-53'-15''$ West 1,014.32 feet to a point or place of beginning.

SUBJECT to Grants recorded in Liber 754 cp. 152 and Liber 1042 cp. 327, and a Declaration dated December 21, 2001, to be recorded in the Orange County Clerk's Office.

BEING the same premises conveyed to Foxwood Enterprises, LLC from St. Andrews Realty & Development Corp. by deed dated February 19, 2001 and recorded in the Orange County Clerk's Office in Liber 5475 of Deeds at page 84 on March 12, 2001.

SCHEDULE "A"

Z:\WP\Real Estate\Foxwood Enterprises\Foxwood v. Draft Dev\Foxwood Sub. wpd
March 27, 2002 (10:50am)

**DESCRIPTION
OF
SEAN COURT**

All that certain lot, piece or parcel of land, situate, lying and being located in the Town of New Windsor, County of Orange, State of New York. Being a private road as shown on a certain map entitled "Foxwood Enterprise, LLC" prepared by Brady Engineering, dated October 25, 2000 and filed in the Orange County Clerk's Office on _____ as Map N^o _____. Said private road being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Toleman Road, said point being located South 21 degrees 28 minutes 55 seconds West, for a distance of 125.00 feet from a point being the southwesterly corner of the lands N/F Fossum; thence

1. South 68 degrees 31 minutes 04 seconds East, for a distance of 593.61 feet through Lot #1 to a point; thence
2. South 59 degrees 46 minutes 28 seconds East, for a distance of 93.18 feet through Lot #2 to a point; thence
3. North 36 degrees 45 minutes 44 seconds East, for a distance of 20.13 feet through Lot #2 to a point; thence
4. South 59 degrees 46 minutes 28 seconds East, for a distance of 32.21 feet through Lot #2 to a point; thence
5. South 36 degrees 45 minutes 44 seconds West, for a distance of 90.59 feet through Lot #2 and Lot #3 to a point; thence
6. North 59 degrees 46 minutes 28 seconds West, for a distance of 32.21 feet through Lot #3 to a point; thence
7. North 36 degrees 45 minutes 44 seconds East, for a distance of 20.13 feet through Lot #3 to a point; thence
8. North 59 degrees 46 minutes 28 seconds West, for a distance of 83.63 feet through Lot #3 to a point; thence
9. North 68 degrees 31 minutes 04 seconds West, for a distance of 589.79 feet through Lot #4 to a point on the easterly line of Toleman Road; thence
10. North 21 degrees 28 minutes 55 seconds East, for a distance of 50.00 feet along the easterly side of Toleman Road to the POINT OR PLACE OF BEGINNING.

SCHEDULE "B"

right-of-way, which right-of-way is more particularly bounded and described in Schedule "B" hereto attached and made a part hereof; and

WHEREAS, this instrument is to be construed as a covenant running with the land with an affirmative obligation.

NOW THEREFORE, it is declared as follows:

1. Purchasers of lots (the "Owners") in the Subdivision, their heirs and assigns shall be subject to the rights, privileges and obligations, herein set forth and, by taking title to a lot in the Subdivision, agree to be bound hereby. Reference to this agreement shall be made in any deed conveying any lot in this subdivision.

2. Owners are hereby granted a right-of-way over and through the private roadway (the "Road") depicted on the plat of the Subdivision, for themselves, their families and their invitees.

3. Owners agree that they will contribute to the repair and maintenance of the Road in accordance with the procedures as hereinafter set forth:

A. The Owners of the respective lots shall meet at least semi-annually to determine what maintenance and repairs shall be accomplished on the Road for the coming half year. The Owners shall also agree on a method of determining when and how contractors shall be hired to perform maintenance on the Road.

B. Decisions concerning improvement and/or maintenance of the Road shall be made by majority vote of the Owners present. The Owners of each lot shall have one vote.

C. The first meeting of the Owners may be called by any Owner and

shall be held within the Town of New Windsor at 8:00 P.M. upon 10 days notice sent by certified mail, return receipt requested. Subsequent meetings shall be held as agreed. In addition to the first meeting, any Owner shall have the right to call for a Special Meeting upon his or her own initiative once each calendar year at a reasonable place, date and time. Notice shall be given as previously stated for the first meeting.

D. The Owners present at the first meeting and annually thereafter shall select a manager who shall chair the meetings and oversee the programs adopted by the group including preparation of budgets, arranging for maintenance, snow removal and the like, and the collection of assessments. Clerical help shall be deemed a part of Owners obligation. The manager shall serve until a successor is elected, even if it is for more than one (1) year.

4. The determination and mailing of notice (by ordinary mail) of the assessment for repair and maintenance of the rights-of-way against each lot by the manager shall be conclusive evidence that the obligation is due and collection thereof may be asserted by any lot Owner acting in behalf of the development.

5. Invoices based upon a budgeted allowance shall be rendered semi-annually by the manager and shall be due within 30 days after receipt. Invoices over budget, shall be rendered when received and shall also be due within 30 days. Late payments shall bear interest at the rate of 15% per annum.

6. Owners, by accepting a deed to or by owning land within the development agrees:

A. To be bound by the act of the majority.

B. That failure to pay his or her proportionate share shall subject

Owner's real property to the lien of the contractor as if Owner had executed the contract for the performance of the work. For the purpose of this declaration, each Owner that is affected by this Agreement hereby gives authorization, and by accepting a deed to the Owner's respective lot, does hereby accept the condition that a majority vote shall be sufficient to authorize the performance of work and that the acts of the Manager in carrying out the directive of the Owners shall be done by the Manager as an Agent of the Owners and the Owners consent to Manager's actions and agree to be bound by them.

C. Unless otherwise agreed among the Owners, it is hereby declared that in the event of the accumulation of snow, the Manager is authorized to engage a Contractor to remove the snow from the Rights-of-way without further authorization from the Owners or, if needed, to have road sanded.

D. Potholes exceeding three inches in depth and restoration of traveled way by grading when differences in elevation or portions thereof are more than six inches, shall be deemed authorized repairs.

7. The use of the term Owner shall include the Developer or its successors.
8. This agreement shall be controlled by the laws of the State of New York.
9. This agreement may not be changed orally but only by an agreement in writing and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the Developer.

IN WITNESS WHEREOF, the Developer has hereunto set his hand and seal the
date first above written.

FOXWOOD ENTERPRISES, LLC

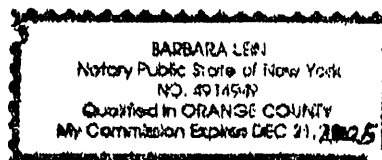
By: Chris Scibelli

Chris Scibelli, Member

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 21st day of December, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Chris Schibelli, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Barbara Leon
Notary Public





Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

August 23, 2001

Foxwood Enterprises, LLC
229 Rte. 32
Central Valley, NY 10917

Re: 52-1-79

Dear Sirs:

According to our records, the attached list of property owners are abutting to the above referenced property.

The charge for this service is \$35.00.

Please remit \$35.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/lrd
Attachments

CC: Myra Mason, PB

52-1-18
Peter & Joan Kean
1 Brittany Terrace
Rock Tavern, NY 12575

James Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553

52-1-20
Veronica Gargiulo
191 Oakland Avenue
Eastchester, NY 10709

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
33 Airport Center Drive Suite 202
New Windsor, NY 12553

52-1-21
Jack & Marion Decker
462 Toleman Road
Rock Tavern, NY 12575

52-1-22
Harold & Ana Fossum Jr.
380 Brezeway Lane, NE
Palm Bay, FL 32907

52-1-76
James Schneider
425 Toleman Road
Rock Tavern, NY 12575

52-1-77
Dennis & Robyn Morgan
433 Toleman Road
Rock Tavern, NY 12575

52-1-78.1
Joseph Berry
439 Toleman Road
Rock Tavern, NY 12575

George J. Meyers, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Deborah Green, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Andrew Krieger, ESQ.
219 Quassaick Avenue
New Windsor, NY 12553

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the
TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a
PUBLIC HEARING AT Town Hall, 555 Union Avenue, New Windsor, New York
on OCT. 24, 2001 at 7:30 P.M. on the approval of the
date

proposed ☐ SITE PLAN / ☒ SUBDIVISION / ☐ SPECIAL PERMIT approval

for FOXWOOD ENTERPRISES LLC located at EASTERY
name of project
SIDE OF TOLEMAN ROAD Tax Map # 52-1-79
Address of project section, block, lot

Map of the project is on file and may be inspected at the PLANNING BOARD
OFFICE, Town Hall, 555 Union Avenue, New Windsor, NY prior to Public
Hearing.

OCT. 8, 2001
Date

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

-----X
In the Matter of Application for Site Plan/Subdivision of

AFFIDAVIT OF
SERVICE
BY MAIL

On October 14, 2001, I compared the 12 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

AFFIMAIL.PLB - DISC#1 P.B.

OK 8/22/01
Cm



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

REQUEST FOR NOTIFICATION LIST

DATE: 8-22-01

1763

NAME: Foxwood Enterprises, LLC TELE: () 928-8000

ADDRESS: 229 Rt 32

Central Valley, NY 10917

TAX MAP NUMBER: SEC. 52, BLOCK 1, LOT 79
SEC. _____, BLOCK _____, LOT _____
SEC. _____, BLOCK _____, LOT _____

PUBLIC HEARING DATE (IF KNOWN): _____

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING
PROPERTY OWNERS AND ACROSS ANY STREET)

☒
YES

~~SPECIAL PERMIT ONLY:~~

~~(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)~~

~~YES~~

~~AGRICULTURAL DISTRICT:~~

~~(LIST WILL CONSIST OF ALL PROPERTY OWNERS
WITHIN THE AG DIST. WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)~~

~~YES~~

NEW WINDSOR ZONING BOARD:

~~(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)~~

~~YES~~

AMOUNT OF DEPOSIT \$ _____ TOTAL CHARGE \$ _____

FOXWOOD SUBDIVISION (01-50)

Mr. Patrick Brady appeared before the board for this proposal.

MR. PETRO: This application involves subdivision of 14.3 acre parcel. This plan was reviewed on a concept basis only.

MR. BRADY: As you said, this parcel is located on the easterly side of Toleman Road, approximately a quarter of a mile down from the intersection of 207 and Toleman. It's a 14 acre parcel, we're proposing to subdivide it into 4 residential single family residential building lots, the smallest lot would be 1.99 about 2 acres, second lot is two acres, one is 3.8 and the other 5.6. All 4 lots will be serviced by a private road which will come off of Toleman. We have done the sanitary disposal system designs, a representative from Mr. Edsall's office was present for the perc test, this is our first appearance and basically what we're looking for is to see if the board--

MR. PETRO: Conceptually likes it?

MR. BRADY: --conceptually likes it and if we can proceed with a public hearing or maybe we can waive the public hearing.

MR. PETRO: How many lots is it, three?

MR. BRADY: Four building lots.

MR. PETRO: I'll tell you lately we have been having the public hearings, I have been leaning towards them more only because you have to come back anyway and it just makes it better for everybody, then everybody gets notice that we had the public hearing. If we don't have it, there's always an accusation.

MR. BRADY: I've met with a number of the neighbors, didn't seem to be any real opposition so that would be fine.

MR. ARGENIO: Why do you have the cul-de-sac, you do have the room, don't you?

MR. BRADY: This provides for minimal disturbance, there's only going to be two lots that they're going to service and to create that excess amount of pavement, if the board prefers, it's not a problem, I have proposed it just to minimize disturbing the area.

MR. PETRO: I think with the two lots I would not be opposed to that myself, only because one goes left, one goes right, what's the purpose of the circle, if you had more than that, even a third one straight back wouldn't be bad but more than that, I think we need the cul-de-sac.

MR. BRADY: There's sufficient turnaround room for emergency service coming in.

MR. PETRO: We have sent that to the highway department, there's a lot of comments here, I'll make a suggestion that you take this with you, get them cleared up. Take a motion to declare ourselves lead agency.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Foxwood Enterprises on Toleman Road.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: New York State DEC and/or A.C.O.E. may be necessary, is it or isn't it?

MR. EDSALL: I don't know because Pat is going to likely tell us what this dashed thing is in the middle.

MR. BRADY: That's a wet area. However, it's an isolated wetlands, it's not New York State DEC and as I read the new regulations for Army Corps and the other thing is the amount of disturbance that we're providing for the private road would fall below a tenth of an acre requirement, so it would fall under the current Nationwide permit for Army Corps but I don't believe that this would be Army Corps' jurisdiction.

MR. PETRO: So those two will probably go away.

MR. EDSALL: That answers that question. How about 7?

MR. PETRO: Do you want to, I guess we can do it in the form of a motion, we can get it in the form of a motion, we'll get it passed and when you're ready contact Myra and set it up with her, when you're ready, get everything in to here, we'll put you on. So motion to have a public hearing?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the Foxwood subdivision.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. BRADY: Thank you.

RESULTS OF P.B. MEETING OF: August 8, 2001

PROJECT: Forward Sub. P.B.# 01-50

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)__ S)__ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y ☒ N__

CARRIED: YES__ NO__

M) B S) K VOTE: A 4 N 0

CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) B S) A VOTE: A 4 N 0 WAIVED: Y__ N ☒

SCHEDULE P.H. Y ☒ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Need Highway</u>
<u>Need Cost est. for road</u>
<u>Need Private Rd. Maintenance Fund</u>



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhempa@ptd.net

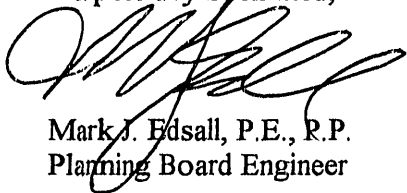
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: FOXWOOD ENTERPRISES SUBDIVISION
PROJECT LOCATION: TOLEMAN ROAD
SECTION 52 – BLOCK 1 – LOT 79
PROJECT NUMBER: 01-50
DATE: 8 AUGUST 2001
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 14.3 +/-
ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL
LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-1 Zoning District of the Town. The bulk table on the plan appears correct for the zone and use group. Each of the lots appears to comply with the minimum zoning requirements. Some corrections are needed to the bulk table, as follows:
 - Add "Minimum Livable Area" which should be indicated as 1200 s.f.
 - Provide both "gross" and "net" areas for each lot
2. I have reviewed the concept plan as submitted, and have the following comments:
 - a. The setback for the residences of all the lots from the private road right of way must comply with "front yard setback". Lots 1 and 4 appear to be depicted with side yard setbacks to the private road.
 - b. The survey plan should be more clear (via drafting symbols) and distinguish the difference between property lines, private road ROW lines, setback lines, easement lines, etc.
 - c. There appears to be a "pocket" wet area at the middle of the subdivision, although the symbol shown is unidentified. Clarify.
 - d. If the area noted in "c" above is wetland, the applicant must address the area to be impacted and obtain the necessary approvals/permits.
 - e. The private road detail should be clear that the shoulder areas are identical in material to the traveled way, except that the DST is not required.
 - f. The private road detail should note the traveled way as 18 ft. width.
 - g. The plan depicts the private road at a lesser width than required.
 - h. The private road profile on sheet 2 must also depict the proposed profile.

3. The plan depicts a T-type turnaround, which will require a waiver from the Board.
4. I have not reviewed the sanitary disposal system designs. Once the Board accepts the layout, I will complete this review.
5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
6. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
7. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
8. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section A60-10(A)(8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
9. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, to the Planning Board Attorney for review.
10. Submittal of this application/plan to the NYSDEC and/or ACOE may be necessary.
11. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.

Respectfully Submitted,



Mark J. Edsall, P.E., R.P.
Planning Board Engineer

MJE/st
NW01-50-08Aug01.doc

P.B. #01-50
Application

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#659-2001

07/13/2001

Enterprises, Foxwood

Received \$ 50.00 for Planning Board Fees on 07/13/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/13/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-50

NAME: PA 2001-0080 FOXWOOD ENTERPRISES, LLC
APPLICANT: FOXWOOD ENTERPRISES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/13/2001	4 LOTS @ 150.00 EA	CHG	600.00		
07/13/2001	REC. CK. #2572	PAID		600.00	
		TOTAL:	600.00	600.00	0.00



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

NOV 09 2001

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

N.W. HIGHWAY DEPT.

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **01-50**

RECEIVED

DATE PLAN RECEIVED: NOV - 9 2001

*Please return
by 11/13/01*

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

Make corrections by Planning Board Engineer

Henry Hall 11/14/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 14 November 2001

SUBJECT: Foxwood Enterprises LLC

Planning Board Reference Number: PB-01-50

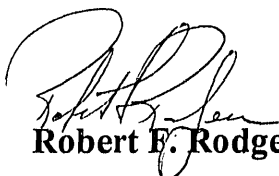
Dated: 9 November 2001

Fire Prevention Reference Number: FPS-01-063

A review of the above referenced subject subdivision plan was conducted on 14 November 2001.

This subdivision plan is acceptable.

Plans Dated: 4 October 2001.


Robert F. Rodgers

PROJECT: Foxwood Enterprises Subdivision P.B.# 01-50

No Public Comment



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.: _____

WORK SESSION DATE: 7 Nov 2001

PROJECT: NEW _____ OLD >

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: Plan

PROJECT NAME: Toxwood - Tolman

REPRESENTATIVES PRESENT: Chris / Pat B.

MUNICIPAL REPS PRESENT:

BLDG INSP. _____
ENGINEER X
P/B CHMN _____

FIRE INSP. Rick
PLANNER _____
OTHER _____

ITEMS DISCUSSED: _____

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

30' J - 30 each dir + 3

- 2%

- (N) HK - OK if 20%

Maint } cond

Cost Est } app'

11/14 for final App'



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

JUL 13 2001

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-50

DATE PLAN RECEIVED: RECEIVED

JUL 13 2001

Please return
by Aug. 6th.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved ☒.

If disapproved, please list reason no comment
at this time. need more drainage
details

Albert Cay
HIGHWAY SUPERINTENDENT

7/24/01
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

OCT 17 2001

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: **01-50**

DATE PLAN RECEIVED: **RECEIVED**

OCT 15 2001

Please Return
by 10/22/01

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____

disapproved ☒ _____

If disapproved, please list reason _____

Plateau needed at intersection with Toleman Road. The grade is too steep.

Henry Knoll 10-22-01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

01-50

DATE PLAN RECEIVED:

RECEIVED

OCT 15 2001

The maps and plans for the Site Approval

Subdivision as submitted by

for the building or subdivision of

Foxwoods Enterprises

has been

reviewed by me and is approved ☒

~~disapproved~~

~~If disapproved, please list reason~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: October 17, 2001

SUBJECT: Foxwood Enterprises LLC

Planning Board Reference Number: PB-01-50

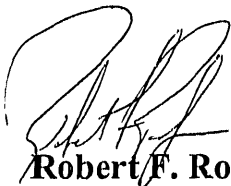
Dated: 15 October 2001

Fire Prevention Reference Number: FPS-01-158

A review of the above referenced subject subdivision plan was conducted on 17 October 2001.

This subdivision plan is acceptable.

Plans Dated: 4 October 2001 Revision 1

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name.

Robert F. Rodgers

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: July 13, 2001

SUBJECT: Foxwood Enterprises LLC

Planning Board Reference Number: PB-01-50


Dated: 13 July 2001

Fire Prevention Reference Number: FPS-01-047

A review of the above referenced subject subdivision plan was conducted on 13 July 2001.

This subdivision plan is acceptable.

Plans Dated: 25 October 2000.


Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-50

DATE PLAN RECEIVED: RECEIVED

JUL 13 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

Foxwood Enterprises has been

reviewed by me and is approved ✓

~~disapproved~~

~~If disapproved, please list reason~~

There is no town water in this area

HIGHWAY SUPERINTENDENT DATE

Steve DiSto - 7-16-01

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # ¹⁻³ **01-50**
WORK SESSION DATE: 7 MAR 01 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: later REQUIRED: full App
PROJECT NAME: Foxwood. Sch
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Steve D.
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Toleman Rd. - just south of R/R row.
- if "T" turnaround, rec "no further subdiv"
- bulk - x4 lots
- Plr profile & detail
- Prelim SDR layout - (even w/o soils)
- should MUE witness perc test
- Hwy upst. - flag & road.
- Pat comment "Fed jurisdictional wetlands"
- _____

CLOSING STATUS

- X Set for agenda
possible agenda item if app
Discussion item for agenda
ZBA referral on agenda

pbwsform 10MJE98

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 52 Block 1 Lot 79

BUILDING DEPARTMENT REFERRAL NUMBER 2001 - 0080

1. Name of Project FOXWOOD ENTERPRISES LLC
2. Owner of Record FOXWOOD ENTERPRISES LLC Phone 845-928-8000
Address: 229 ROUTE 32, CENTRAL VALLEY, N.Y. 10917
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant SAME Phone _____
Address: _____
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan PATRICK BRADY, P.E. Phone 845 778-4006
Address: P.O. Box 482, WAUDEN, N.Y. 12586
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney — Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
PATRICK BRADY 778-4006
(Name) (Phone)
7. Project Location: On the EAST side of TOLEMAN ROAD 3,200 feet \pm
(Direction) (Street) (No.)
SOUTH of N.Y.S. RTE 207
(Direction) (Street)
8. Project Data: Acreage 14.32 Zone R-1 School Dist. _____

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ☒

*This information can be verified in the Assessor's Office.

*If you answer yes to question 9, please complete the attached A Agricultural Data Statement.

10. Description of Project: (Use, Size, Number of Lots, etc.) 4 LOT SUBDIVISION
OF 14.32 ACRES, INTO RESIDENTIAL LOTS

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ☒

12. Has a Special Permit previously been granted for this property? yes _____ no ☒

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

13 DAY OF July 2001

Chris Scibelli
APPLICANT'S SIGNATURE

John T. O'Friel
NOTARY PUBLIC
Notary Public, State of New York
No. 8200204
Qualified in Orange County
Commission Expires March 30, 19 2/3/02

CHRIS SCIBELLI
Please Print Applicant's Name as Signed

TOWN USE ONLY
RECEIVED

01-50

JUL 13 2001
DATE APPLICATION RECEIVED

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

FOXWOOD ENTERPRISES LLC, deposes and says that he resides
(OWNER)
at 229 ROUTE 32 CENTRAL VALLEY N.Y. in the County of ORANGE
(OWNER'S ADDRESS)
and State of NEW YORK and that he is the owner of property tax map
(Sec. _____ Block _____ Lot _____)
designation number (Sec. 52 Block 1 Lot 79) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)
PATRICK BEADY, P.E., P.O. Box 482, WARREN, NY 12586
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 7/10/01

Dudman, Mahabeh
Witness' Signature

[Signature]
Owner's Signature **MEMBER**

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**


RECEIVED
JUL 13 2001

01-50

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. / Name and address of Applicant.
- * 2. / Name and address of Owner.
3. / Subdivision name and location
4. / Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval.
(ON ALL PAGES OF SUBDIVISION PLAN)

SAMPLE: 
5. / Tax Map Data (Section, Block & Lot).
6. / Location Map at a scale of 1" = 2,000 ft.
7. / Zoning table showing what is required in the particular zone and what applicant is proposing.
8. / Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. / Date of plat preparation and/or date of any plat revisions.
10. / Scale the plat is drawn to and North arrow.
11. / Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. / Surveyor's certificate.
13. / Surveyor's seal and signature.
14. / Name of adjoining owners.
15. / Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. / Flood land boundaries.
17. / A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. / Final metes and bounds.

19. / Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. / Include existing or proposed easements.
21. / Right-of-way widths.
22. / Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. / Lot area (in square feet for each lot less than 2 acres).
24. / Number the lots including residual lot.
25. / Show any existing waterways.
- *26. / A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. / Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. / Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. / Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. / Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. / Provide A septic system design notes as required by the Town of New Windsor.
32. / Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. / Indicate percentage and direction of grade.
34. / Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. NA Indicate location of street or area lighting (if required).

01-50

PROJECT I.D. NUMBER

617.21

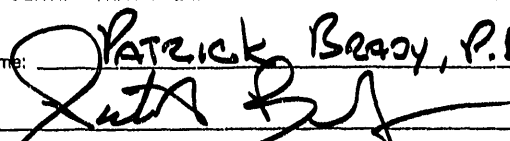
SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. <u>APPLICANT/SPONSOR</u> FOXWOOD ENTERPRISES LLC	2. PROJECT NAME FOXWOOD ENTERPRISES LLC
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) EASTERLY SIDE OF TOLLEMAN ROAD, 3,200' E SOUTH OF N.Y.S. RTE 207.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: SUBDIVISION OF 14.32 ACRES INTO 4 RESIDENTIAL BUILDING LOTS.	
7. AMOUNT OF LAND AFFECTED: Initially <u>14.32</u> acres Ultimately <u>14.32</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: R-1, SINGLE FAMILY RESIDENTIAL	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals PLANNING BOARD APPEAL - SUBDIVISION	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Patrick Brady, P.E.	PROJECT ENGINEER
Signature: 	Date: 7/10/01

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

RECEIVED

JUL 13 2001

01-50

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

2001/08/01
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

PROPERTY IS NOT IN A
FLOOD ZONE

A large, stylized handwritten signature in black ink, appearing to be 'R. B. H.' or similar, written over the printed text.

RECEIVED
JUL 13 2001

01-50

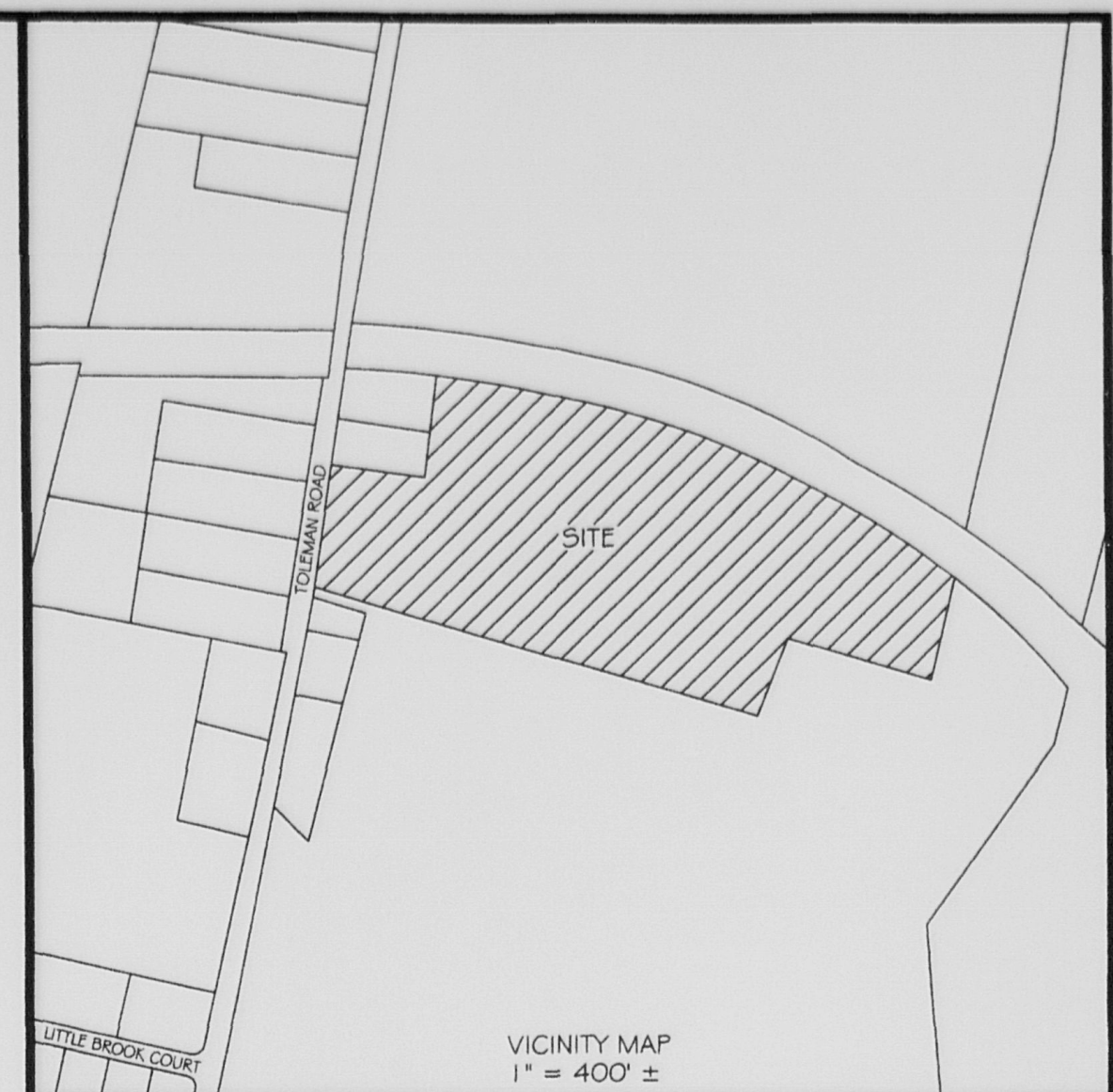
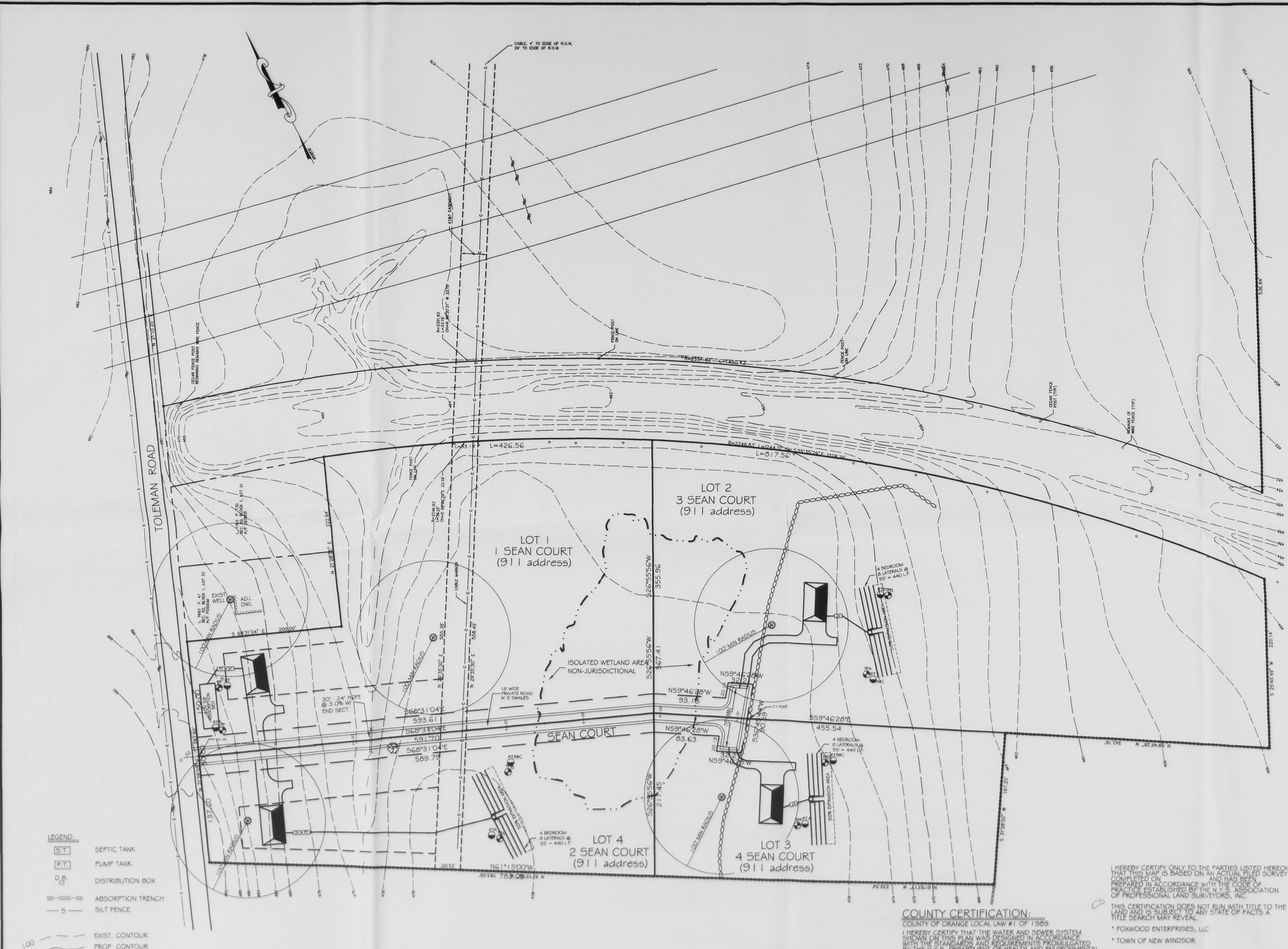


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LANC & TULLY ENGINEERING AND SURVEYING, P.C.		P.O. Box 687, Rt. 207 Goshen, N.Y. 10924 (845) 264-3700	
DRAINAGE AREA MAP		Date: AUGUST 19, 2002	
FOX MEADOW ESTATES		CAD File: DRAINAGE-MAP.DWG	
TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK		Sheet No.: 1 OF 1	
Drawn By: DEM	Checked By:	Scale: 1" = 60'	Plot Map No.: 52 - 1 - 20
Drawing No.: A- 01 - 043 - 00			



- NOTES:**
1. THIS IS A SUBDIVISION OF LOT 79, BLK 1, SEC. 52, AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
 2. AREA OF TRACT: 14.32 ACRES
 3. ZONING DISTRICT: R-1
 4. NUMBER OF LOTS: 4
 5. RECORD OWNER: FOXWOOD ENTERPRISES, LLC
229 ROUTE 32
CENTRAL VALLEY, N.Y. 10917
 6. APPLICANT: FOXWOOD ENTERPRISES, LLC
229 ROUTE 32
CENTRAL VALLEY, N.Y. 10917
 7. TOPOGRAPHY: DATUM - APPROX. U.S.G.S.
CONTOUR INTERVAL - 2 FT.
 8. WATER SUPPLY: INDIVIDUAL WELLS
 9. SANITARY SEWAGE DISPOSAL: SUBSURFACE SANITARY DISPOSAL SYSTEMS
 10. ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNATED AND CONSTRUCTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH STANDARDS AND THE PROVISIONS OF THE PUBLIC HEALTH LAW.
 11. ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED BY A NEW YORK STATE LICENSED DESIGN PROFESSIONAL AND APPROVED BY THE TOWN OF NEW WINDSOR BUILDING INSPECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SYSTEM SHALL BE INSPECTED DURING CONSTRUCTION AND CERTIFIED AS TO CONFORMANCE TO DESIGN BY THE DESIGN PROFESSIONAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 12. THE PRIVATE ROAD SHALL HAVE PROVISIONS FOR THE MAINTENANCE OF THE PRIVATE ROAD, DRAINAGE FACILITIES AND OTHER IMPROVEMENTS INCORPORATED IN A MAINTENANCE DECLARATION OR AGREEMENT WHICH SHALL BE RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE AT THE TIME OF FILING OF THE SUBDIVISION PLAT AND PRIOR TO THE TRANSFER OF ANY SUBDIVISION LOT (WITH A COPY OF THE RECORDED DOCUMENT SUBMITTED TO THE TOWN CLERK FOR FILE).
 13. NO FURTHER SUBDIVISION ALONG PRIVATE ROAD WITH A "T-TURN AROUND".

REVISIONS

REV.	DESCRIPTION
REV. 1/04/01	- AS PER TOWN ENG. COMTS.
REV. 1/17/01	- AS PER TOWN ENG. COMTS.
REV. 3/04/02	- AS PER TOWN ENG. COMTS.
REV. 4/16/02	- REV. T-TURNAROUND DIMENSION

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

MAY - 8 2002

By: *James Petro Jr.*
James Petro Jr., Chairman

By: *James Brennan*
James Brennan, Supervisor

SUBDIVISION PLAT
FOR
FOXWOOD ENTERPRISES LLC
LOCATED IN
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK.

GRAPHIC SCALE

1 inch = 60 ft.

0 30 60 90 120 150 180 210 240

01-50

BRADY ENGINEERING
CONSULTING ENGINEER
POST OFFICE BOX 482, WALDEN, N.Y. 12586
TEL/FAX (845) 778-4006

975-00

OCT. 25, 2000

1" = 60'

1 OF 3

- LEGEND:**
- S.T. SEPTIC TANK
 - P.T. PUMP TANK
 - D.B. DISTRIBUTION BOX
 - ABSORPTION TRENCH
 - SILT FENCE
 - EXIST. CONTOUR
 - PROP. CONTOUR
 - +100.0 PROP. ELEV.
 - PERC. TEST LOCATION
 - DEEP TESTHOLE LOCATION
 - PROP. WELL LOCATION
 - EXIST. UTILITY POLE
 - EXIST. LARGE TREE

TABLE OF ZONING REQUIREMENTS: R-1 ONE-FAMILY DETACHED DWELLING		PROVIDED LOT 1	PROVIDED LOT 2	PROVIDED LOT 3	PROVIDED LOT 4
MIN. LOT AREA	43,560 SQ. FT.	166,716 SQ. FT.	245,732 SQ. FT.	88,555 SQ. FT.	86,884 SQ. FT.
GROSS AREA		139,422 SQ. FT.	242,342 SQ. FT.	85,288 SQ. FT.	66,227 SQ. FT.
NET AREA		125 FT.	125 FT.	125 FT.	125 FT.
MIN. LOT WIDTH	45 FT.	45 FT.	45 FT.	45 FT.	45 FT.
MIN. FRONT YARD	45 FT.	45 FT.	45 FT.	45 FT.	45 FT.
MIN. SIDE YARD	45 FT.	45 FT.	45 FT.	45 FT.	45 FT.
MIN. TOTAL SIDE YARDS	45 FT.	45 FT.	45 FT.	45 FT.	45 FT.
MIN. REAR YARD	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.
MIN. STREET FRONTAGE	70 FT.	35 FT. MAX.	35 FT. MAX.	35 FT. MAX.	35 FT. MAX.
MAX. HEIGHT	35 FT.	AS REQ'D	AS REQ'D	AS REQ'D	AS REQ'D
MIN. LIVING AREA	1,200 S.F.	10 % MAX.	10 % MAX.	10 % MAX.	10 % MAX.
MAX. DEV. COVERAGE	10 %				

FOXWOOD ENTERPRISES LLC, OWNER, HAVE REVIEWED THIS MAP AND CONCUR WITH AND APPROVE OF ITS CONTENTS FOR FILING.

CHRIS SCIBELLI, MEMBER

COUNTY CERTIFICATION:
COUNTY OF ORANGE LOCAL LAW #1 OF 1989

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEM SHOWN ON THIS PLAN WAS DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS PROULGATED BY THE N.Y.S. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS AS AMENDED FROM TIME TO TIME AND FURTHER THAT SUCH DESIGN IS BASED ON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.

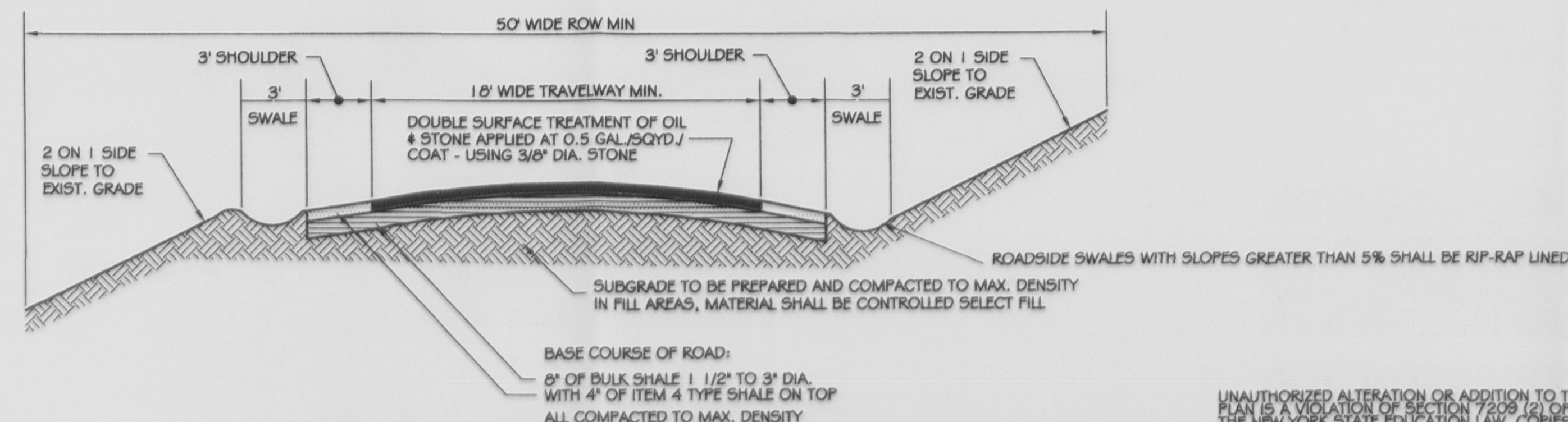
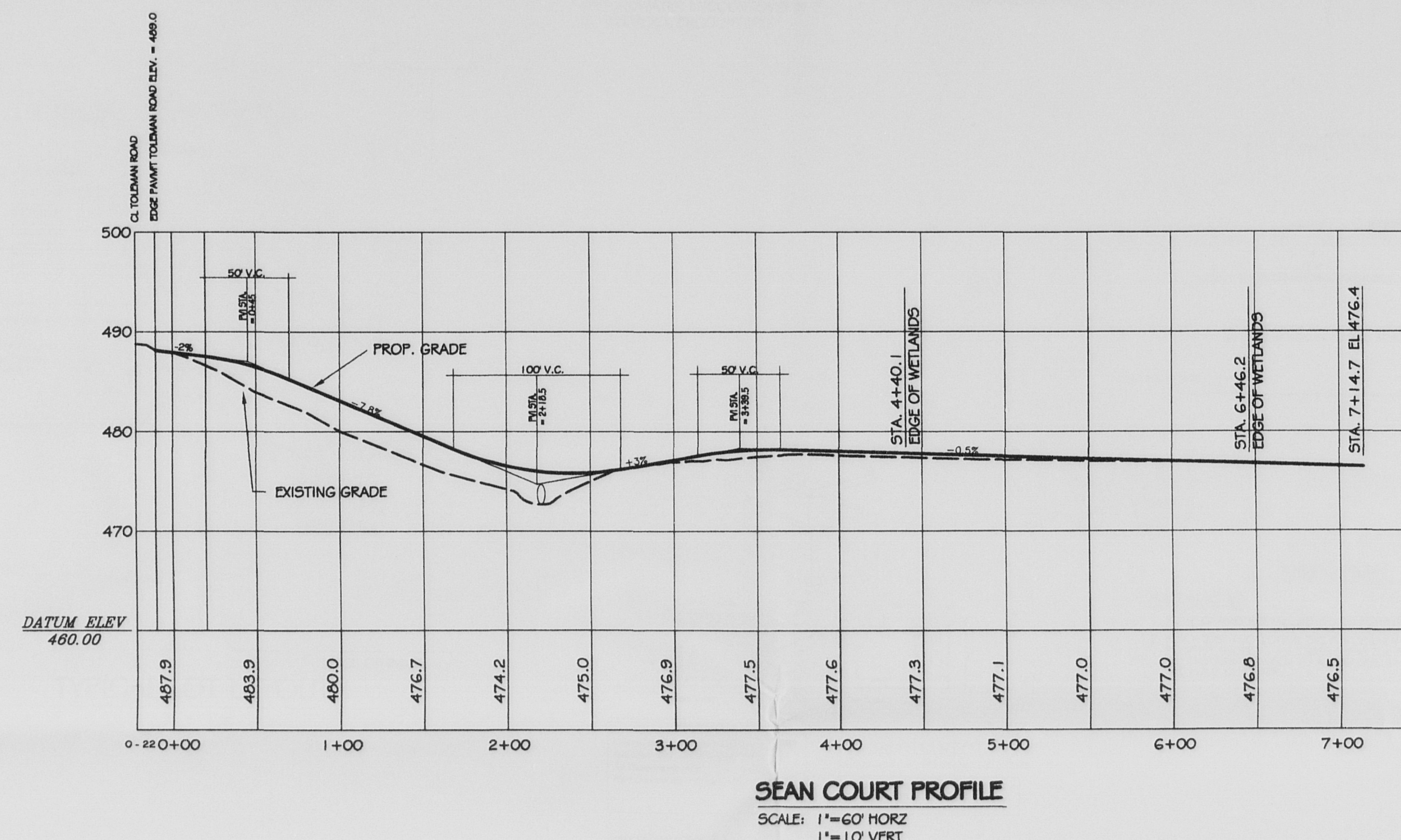
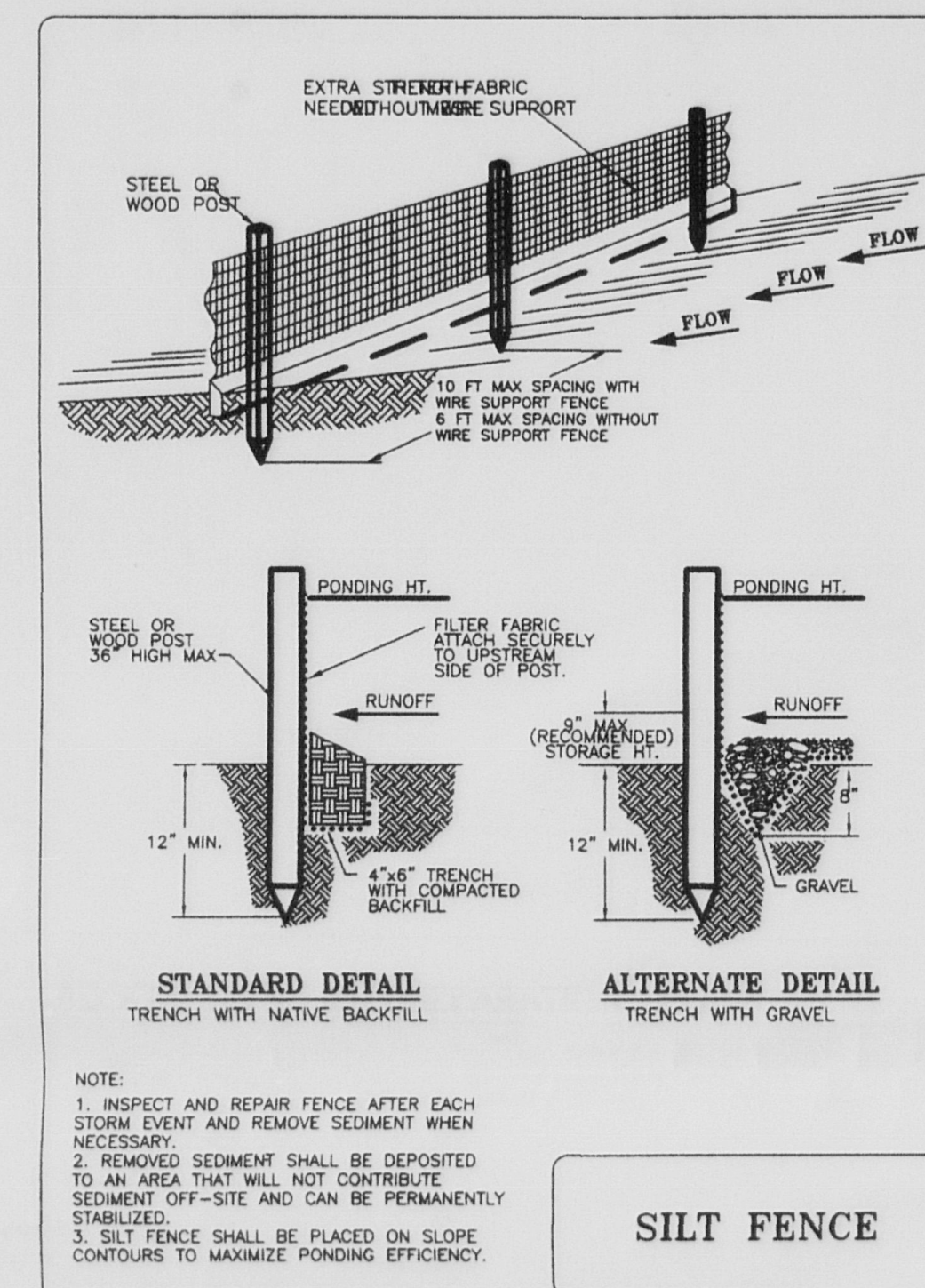
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP SHALL BE FILED WITH THE SEAL OF THE ENGINEER

STEVEN P. DRABICK
N.Y.S. LIC. # 49806

Seal of the State of New York, Professional Engineer, Steven P. Drabick, No. 49806

EROSION CONTROL NOTES:

1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING PARTIAL BERM, RIP RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LB. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SITUATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.



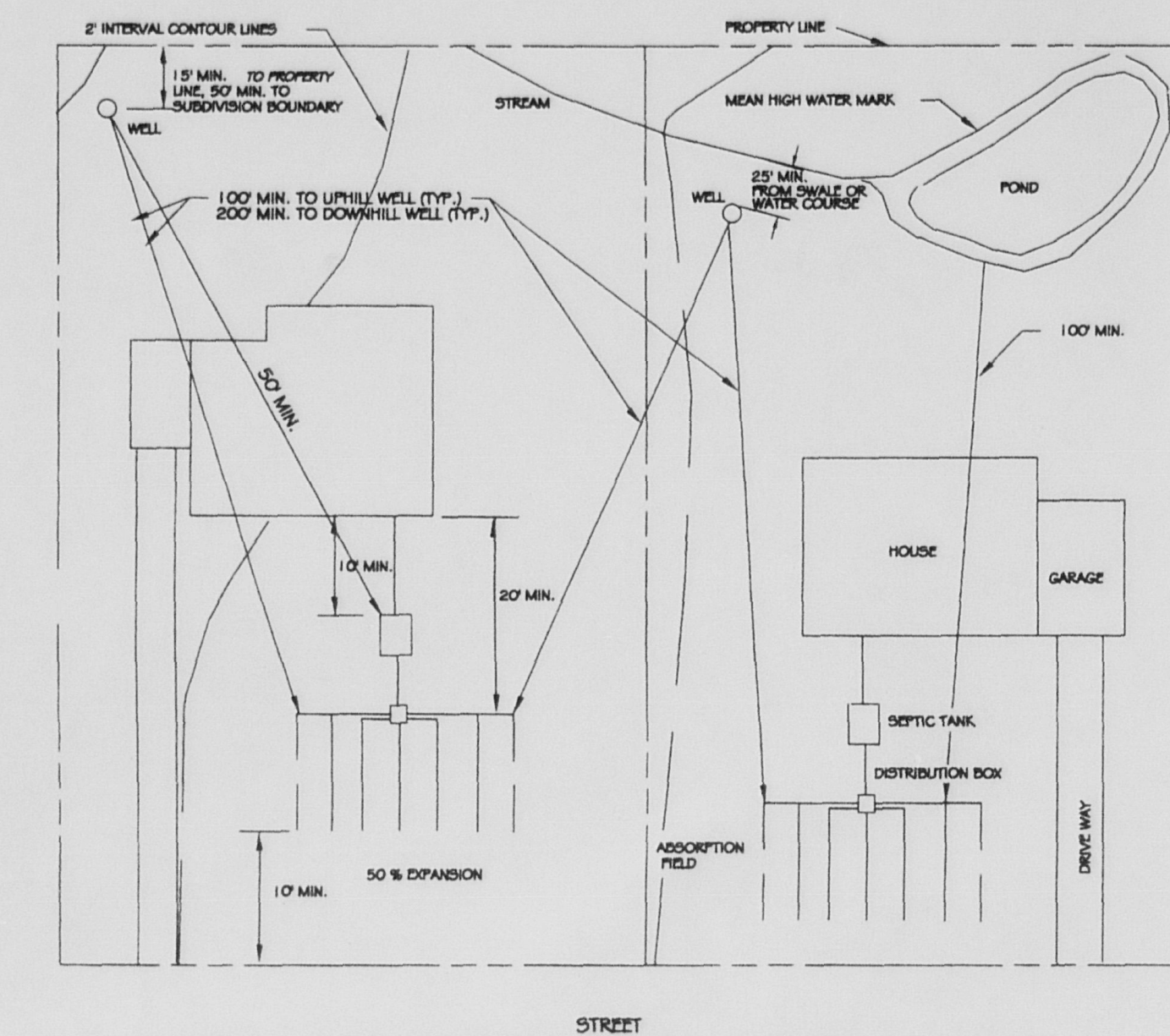
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE ENGINEER SHALL NOT BE USED.

PATRICK J. BRADY, P.E.
N.Y.S. LIC. # 72750

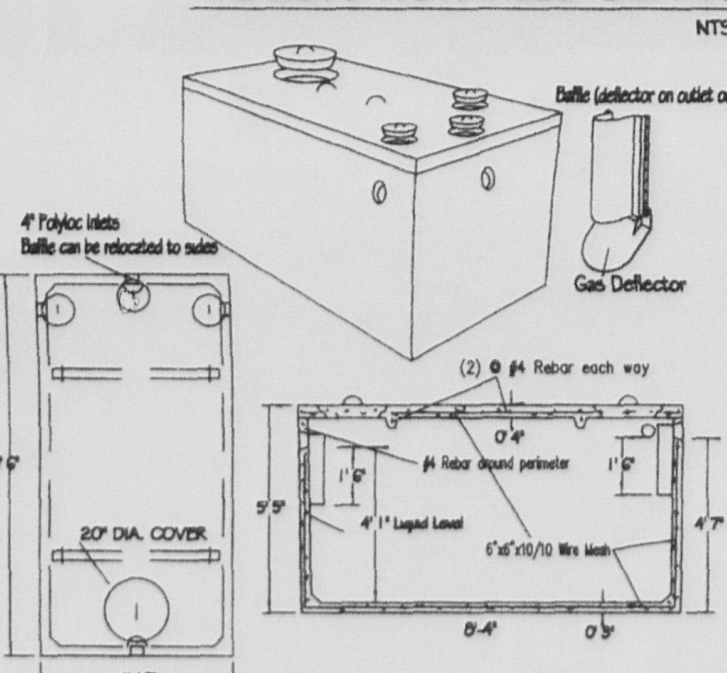
REVISIONS REV. 10/4/01 - ADDED PROP ROAD PROFILE & REV. PRVT RD DETAIL. REV. 11/7/01 - AS PER TOWN ENG COMTS. REV. 3/4/02 - REV. PROF. PER TOWN ENG COMTS		APPROVAL GRANTED BY TOWN OF NEW WINDSOR MAY - 8 2002 By: <i>James Petro, Jr.</i> BY: James Petro, Jr., Chairman James Brennan, Secretary	
FOR USE BY THE TOWN OF NEW WINDSOR PLANNING BOARD			
ROAD PROFILE & DETAILS FOR FOXWOOD ENTERPRISES LLC LOCATED IN TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK GRAPHIC SCALE (IN FEET) 1 inch = 60 ft.			
BRADY ENGINEERING CONSULTING ENGINEER POST OFFICE BOX 482, WALDEN, N.Y. 12586 TEL/FAX (845) 778-4006		FILE NO: 975-00 DATE: APRIL 8, 2001 SCALE: 1" = 60' SHEET: 2 OF 3	

LOT NO.	DEPTH (inches)			PERC. TEST RATE (inches/min.)			DESIGN RATE (inches/min.)	DESIGN LENGTH OF ABSORPTION TRENCH			
	A	B	C	A	B	C		3 BEDROOM		4 BEDROOM	
1	24	24	-	21	27	-	21-30	min. req. (Linear feet)	provided (Linear feet)	min. req. (Linear feet)	provided (Linear feet)
2	24	24	24	17	11	15	21-30	867 SQ FT	20' x 44' BED = 880	1,156 SQ FT	20' x 58' BED = 1,160
3	24	24	24	7	21	26	21-30	325	6 lines @ 55 ft. = 330	433	8 lines @ 55 ft. = 440
4	24	24	24	7	12	4	21-30	325	6 lines @ 55 ft. = 330	433	8 lines @ 55 ft. = 440

NOTE: PERCOLATION TESTS 2A, 2B, 3A & 3B TAKEN 5/4/01, PERCOLATION TESTS 4A & 4B TAKEN 5/15/01
PERCOLATION TESTS 1A, 1B, 2C, 3C & 4C WERE TAKEN AND WITNESSED BY REPRESENTATIVE OF TOWN ENGINEER, ON 5/1/01



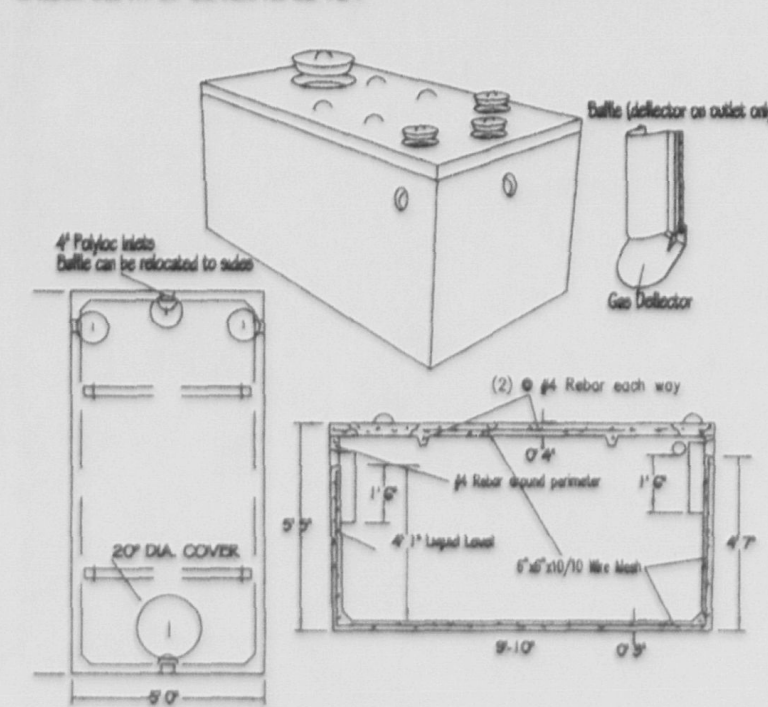
ABSORPTION FIELD SEPARATION REQUIREMENTS



TYPICAL LOT LAYOUT

WOODARD'S Concrete Products, Inc.
PRECAST SEPTIC TANKS
31-1000 SINGLE COMPARTMENT TANK
3 BEDROOM DESIGN

- SEPTIC TANK NOTES:**
1. PROVIDE A 3" MIN. BED OF SAND OR PEA GRAVEL UNDER TANK.
 2. CAULK JOINTS AROUND INLET AND OUTLET PIPES.
 3. PROVIDE AN ASPHALTIC SEAL BETWEEN CONTACT SURFACES OF MANHOLE COVERS, INSPECTION COVERS AND CLEAN OUT COVERS.
 4. MAX. DEPTH OF COVER TO BE 12".



WOODARD'S Concrete Products, Inc.
PRECAST SEPTIC TANKS
31-1250 SINGLE COMPARTMENT TANK
4 BEDROOM DESIGN

- SEPTIC TANK NOTES:**
1. PROVIDE A 3" MIN. BED OF SAND OR PEA GRAVEL UNDER TANK.
 2. CAULK JOINTS AROUND INLET AND OUTLET PIPES.
 3. PROVIDE AN ASPHALTIC SEAL BETWEEN CONTACT SURFACES OF MANHOLE COVERS, INSPECTION COVERS AND CLEAN OUT COVERS.
 4. MAX. DEPTH OF COVER TO BE 12".

LOT # 1

TEST HOLE 1A TAKEN MAY 4, 2001
0 - 4" TOPSOIL
4" - 2.5' GRAVELLY LOAM TANNISH
2.5' - 5.5' GRAVELLY SILT BROWN
w/ SM - MED COBBLES

NO GROUNDWATER ENCOUNTERED
NO BEDROCK ENCOUNTERED

TEST HOLE 1B TAKEN MAY 4, 2001
0 - 4" TOPSOIL
4" - 2.5' GRAVELLY LOAM TANNISH
2.5' - 6' GRAVELLY SILT BROWN
w/ SM - MED COBBLES

NO GROUNDWATER ENCOUNTERED
NO BEDROCK ENCOUNTERED

LOT # 2

TEST HOLE 2A TAKEN MAY 4, 2001
0 - 6" TOPSOIL
6" - 3' GRAVELLY SILTY LOAM LT. BROWN
3' - 7' GRAVELLY SANDY SILT BROWN
w/ SM - MED COBBLES

NO GROUNDWATER ENCOUNTERED
NO BEDROCK ENCOUNTERED

TEST HOLE 2B TAKEN MAY 4, 2001
0 - 6" TOPSOIL
6" - 3' GRAVELLY SILTY LOAM LT. BROWN
3' - 6.5' GRAVELLY SANDY SILT BROWN
w/ SM - MED COBBLES

6.5' - 7.5' FINE SAND BROWN
GROUNDWATER ENCOUNTERED @ 7'
NO BEDROCK ENCOUNTERED

LOT # 3

TEST HOLE 3A TAKEN MAY 4, 2001
0 - 6" TOPSOIL
6" - 3' GRAVELLY SILTY LOAM LT. BROWN
3' - 6.5' GRAVELLY SILT BROWN
w/ SM - MED COBBLES

GROUNDWATER ENCOUNTERED @ 6'
NO BEDROCK ENCOUNTERED

TEST HOLE 3B TAKEN MAY 4, 2001

0 - 6" TOPSOIL
6" - 3' GRAVELLY SILTY LOAM LT. BROWN
3' - 6.5' GRAVELLY SILT BROWN
w/ SM - MED COBBLES
6.5' - 7.5' FINE SAND BROWN
GROUNDWATER ENCOUNTERED @ 6.5'
NO BEDROCK ENCOUNTERED

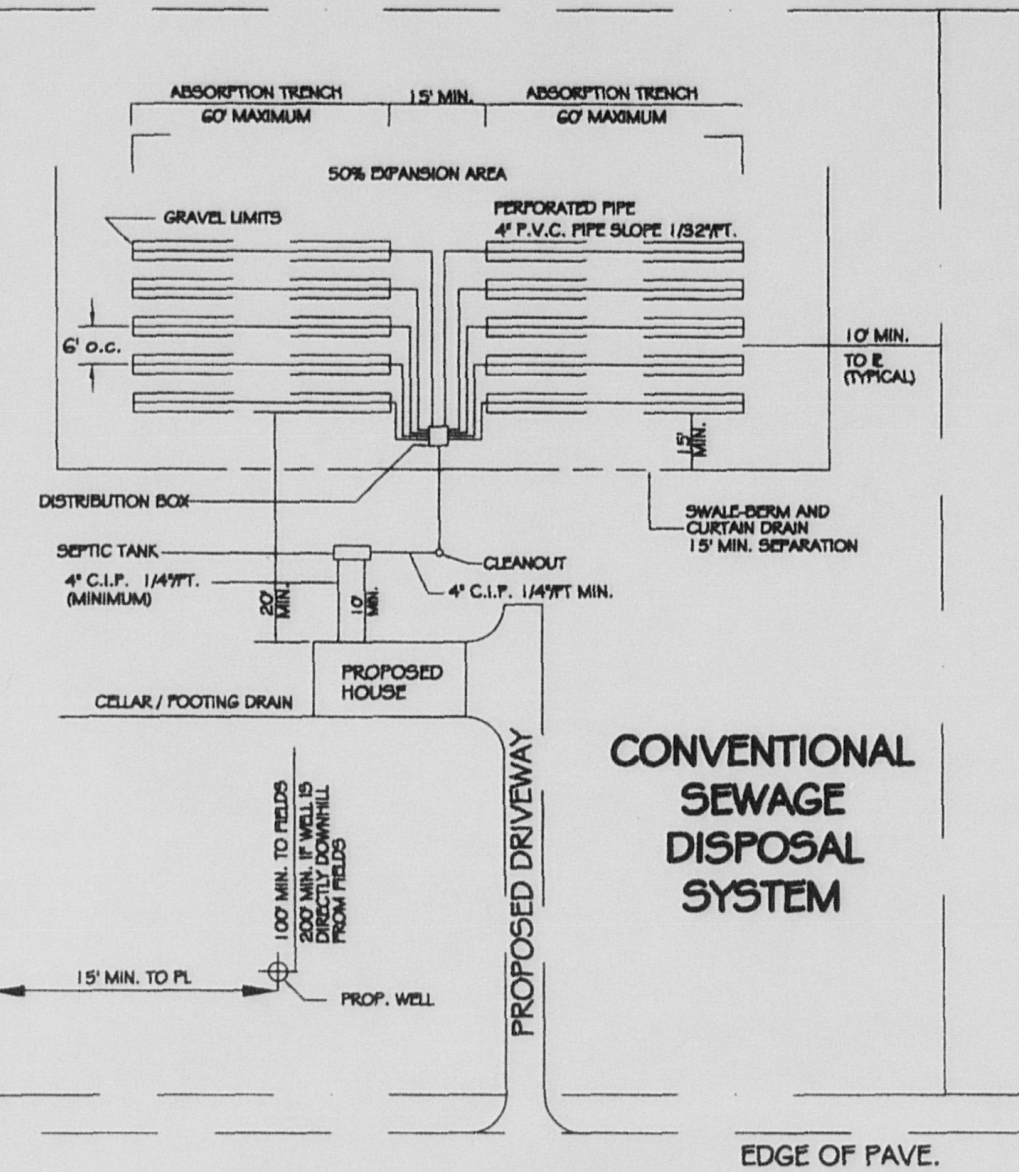
LOT # 4

TEST HOLE 4A TAKEN MAY 4, 2001
0 - 6" TOPSOIL
6" - 3' GRAVELLY LOAM LT. BROWN
3' - 7' GRAVELLY SILT BROWN
w/ SM - MED COBBLES

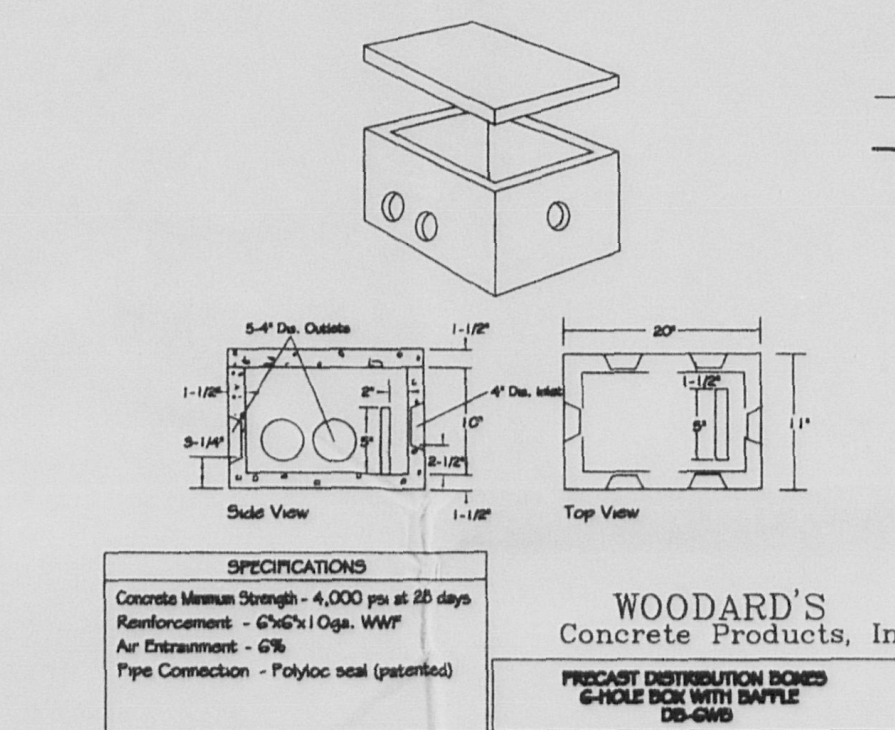
NO GROUNDWATER ENCOUNTERED
NO BEDROCK ENCOUNTERED

TEST HOLE 4B TAKEN MAY 4, 2001

0 - 6" TOPSOIL
6" - 3' GRAVELLY LOAM LT. BROWN
3' - 6.5' GRAVELLY SILT BROWN
w/ SM - MED COBBLES
GROUNDWATER ENCOUNTERED @ 6'
NO BEDROCK ENCOUNTERED

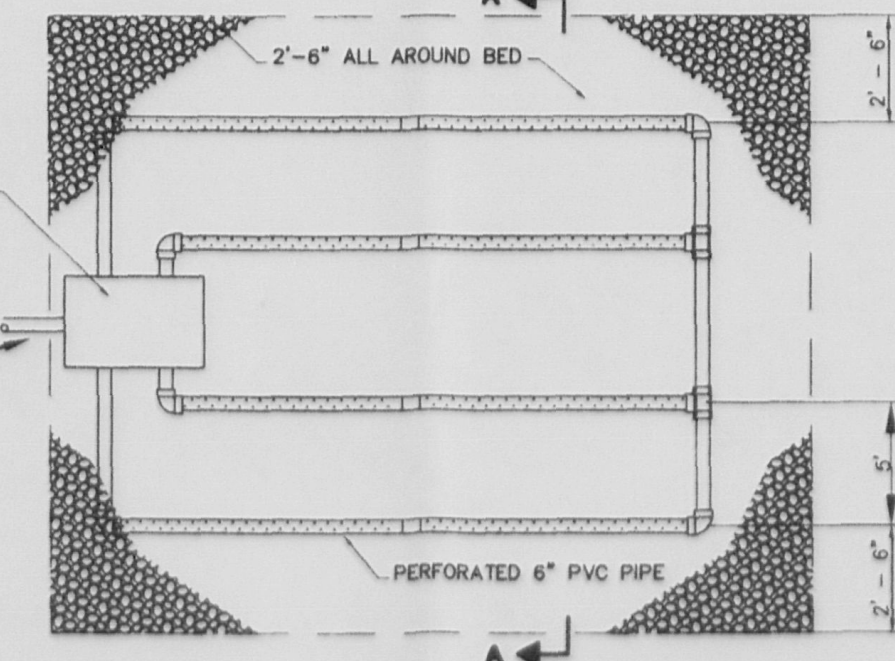


TYPICAL LOT LAYOUT



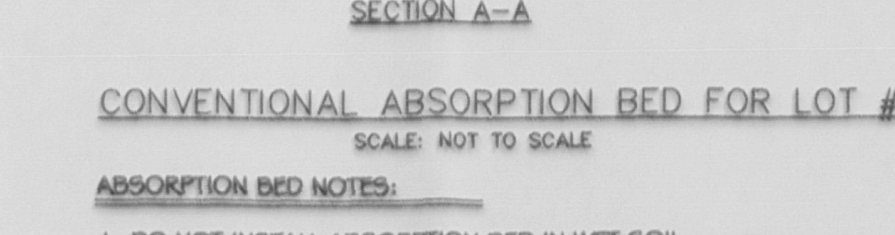
WOODARD'S Concrete Products, Inc.
PRECAST DISTRIBUTION BOXES
10-1000 SINGLE COMPARTMENT BOX
3 BEDROOM DESIGN

- DISTRIBUTION BOX NOTES:**
1. PROVIDE 12" MIN. GRAVEL BASE UNDER DROP BOX.
 2. CAULK JOINTS AROUND INLET AND OUTLET PIPES.
 3. MAX. DEPTH OF COVER TO BE 12".
 4. FIRST 10' OUT OF THE DIST. BOX SHALL BE SAME SLOPE FOR EACH DISCHARGE PIPE.
 5. THE USE OF FLOW EQUALIZATION / LEVELING DEVICES SHALL BE REQUIRED.
 6. INSTALL BATTLE AS SHOWN TO PREVENT SHORT CIRCUITING.



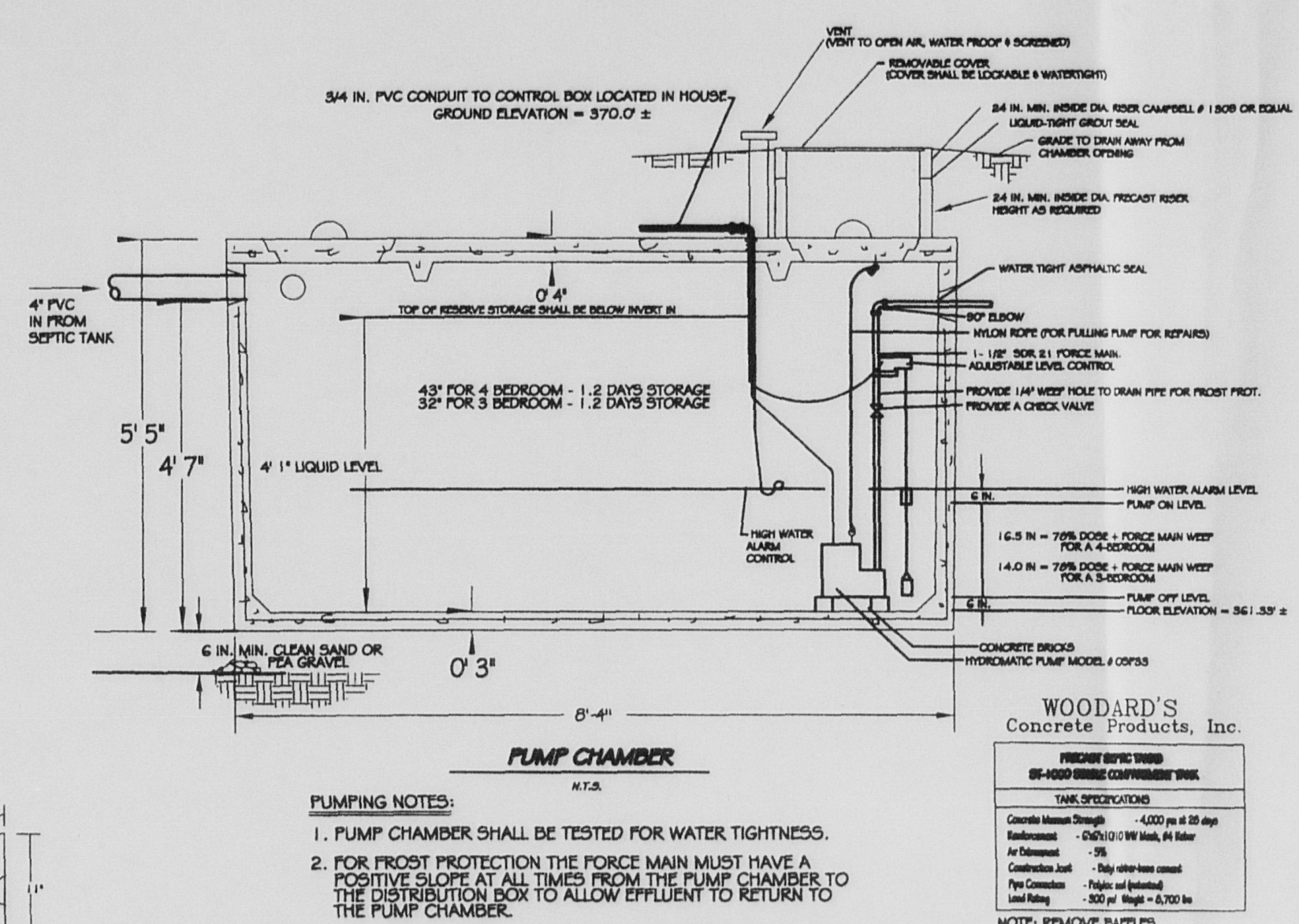
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WOODARD'S Concrete Products, Inc.
PRECAST SEPTIC TANKS
31-1000 SINGLE COMPARTMENT TANK
3 BEDROOM DESIGN

- PUMPING NOTES:**
1. PUMP CHAMBER SHALL BE TESTED FOR WATER TIGHTNESS.
 2. FOR PROTECT PROTECTION THE FORCE MAIN MUST HAVE A POSITIVE SLOPE AT ALL TIMES FROM THE PUMP CHAMBER TO THE DISTRIBUTION BOX TO ALLOW EFFLUENT TO RETURN TO THE PUMP CHAMBER.



WOODARD'S Concrete Products, Inc.
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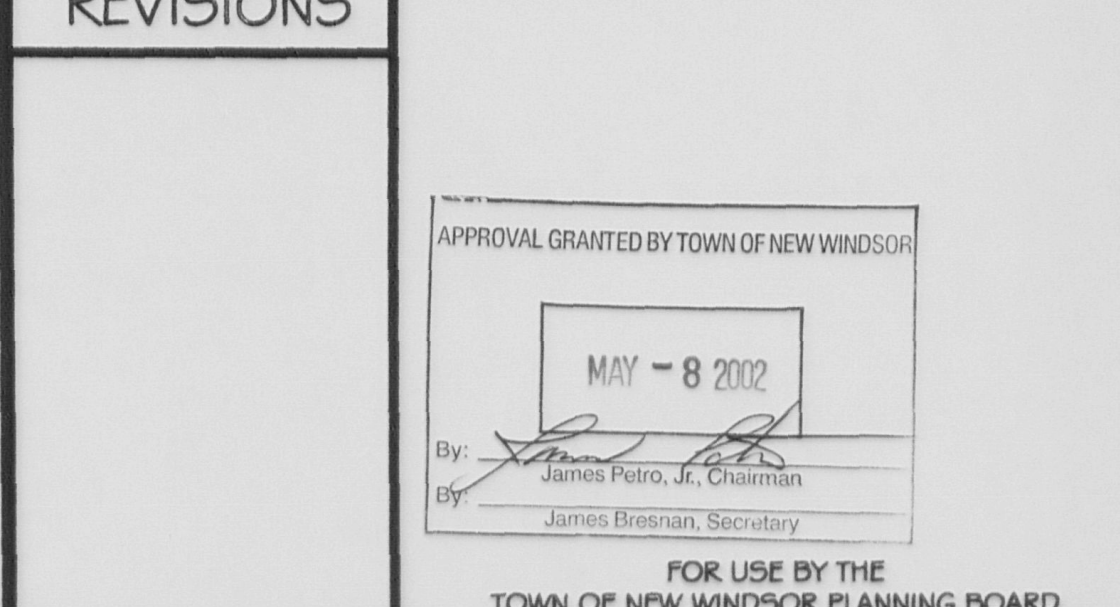
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SEPTIC NOTES:

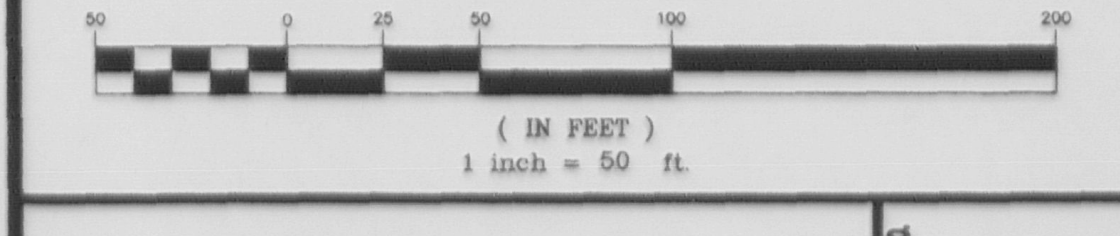
1. THE CONSTRUCTION OF THE WATER SUPPLY AND SEWERAGE FACILITIES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF THE N.Y.S. DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION, THE DEPARTMENT OF SOCIAL SERVICES AND THE SITE CONDITIONS FOUND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.
2. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEPTIC SYSTEM) SHALL NOT BE CHANGED.
3. THERE SHALL BE NO REGRADING IN THE AREA OF THE ABSORPTION FIELDS.
4. FOUR BEDROOM DWELLING ARE TO HAVE ONE (1) 1,250 GAL. SEPTIC TANK. THREE BEDROOM DWELLING ARE TO HAVE ONE (1) 1,000 GAL. SEPTIC TANK.
5. SURFACE WATER SHALL BE DIVERTED FROM THE SEPTIC FIELD AREA.
6. NO CELLAR, FOOTING OR ROOF DRAINS SHALL BE DISCHARGED INTO OR OVER THE SEPTIC SYSTEM.
7. 4" CAST IRON OR 4" SCHEDULE 40 PVC SHALL BE USED FROM HOUSE TO DISTRIBUTION BOX.
8. ALL SEWER LINES SHALL BE INSTALLED WITH THE FOLLOWING MIN. SLOPE: 1/8" PER FOOT FROM HOUSE TO SEPTIC TANK, 1/8" FROM SEPTIC TANK TO DISTRIBUTION BOX AND 0.25% FOR LEACHING PIPES.
9. CARE SHALL BE TAKEN NOT TO DRIVE VEHICLES OR CONSTRUCTION EQUIPMENT OVER ANY PORTION OF THE SEPTIC SYSTEM.
10. MINIMUM WELL SEPARATION FROM LEACH FIELD: 100' FROM WELLS AT GRADE OR UP SLOPE AND 200' FROM WELLS DOWN SLOPE.
11. CONTRACTOR SHALL INSURE INSTALLATION AS PER SPECIFICATIONS.
12. THE ENGINEER SHALL CERTIFY TO THE CONSTRUCTION OF THE PROPOSED SANITARY DISPOSAL SYSTEM, WELL LOCATIONS AND THAT ALL JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS AND THAT THE SEPTIC TANK WAS INSTALLED IN ACCORDANCE WITH APPENDIX 75-A AND THE MANUFACTURER'S RECOMMENDATIONS. THE ENGINEER SHALL SUBMIT AS-BUILT PLANS TO THE LOCAL CODE ENFORCEMENT OFFICER PRIOR TO AN APPLICATION FOR A C. OF O.
13. ONLY NEW STANDARD PLUMBING FIXTURES SHALL BE USED. 1.6 GPF MAX. TOILET AND 3.0 GPM MAX. FAUCET/SHOWER HEAD.
14. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS OR JACUZZI TYPE SPA TUBS OVER 100 GAL. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SYSTEM IS REDESIGNED TO ACCOUNT FOR THESE AND REAPPROVED BY THE TOWN ENGINEER.
15. THE PROPOSED WELL LOCATION AS SHOWN IS TO INDICATE THAT A 100 FOOT MINIMUM SEPARATION DISTANCE IS TO BE MAINTAINED TO THE LEACHING AREA OF THE PROPOSED SANITARY SYSTEM AND ALSO TO THE PROPOSED OR EXISTING DISPOSAL SYSTEMS AND WELLS ON ADJOINING PROPERTIES. THIS PROPOSED WELL LOCATION IS NOT INTENDED TO BE AN INDICATION OF OPTIMUM WATER SUPPLY.
16. NO OTHER ADJACENT WATER SYSTEMS OR SANITARY DISPOSAL FIELDS EXIST WITHIN THE MINIMUM SEPARATION DISTANCES.
17. ALL WELLS AND SEPTICS SYSTEMS WITHIN 200' OF THIS PROJECT HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS.
18. NO LOT IS TO BE FURTHER SUBDIVIDED WITHOUT ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL.
19. NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELDS.
20. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
21. THE PURCHASER OF EACH LOT SHALL BE PROVIDED WITH A COPY OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT DRAWING OF ANY EXISTING SANITARY FACILITIES.

REVISIONS



WOODARD'S Concrete Products, Inc.
PRECAST SEPTIC TANKS
31-1000 SINGLE COMPARTMENT TANK
3 BEDROOM DESIGN

- PUMPING NOTES:**
1. PUMP CHAMBER SHALL BE TESTED FOR WATER TIGHTNESS.
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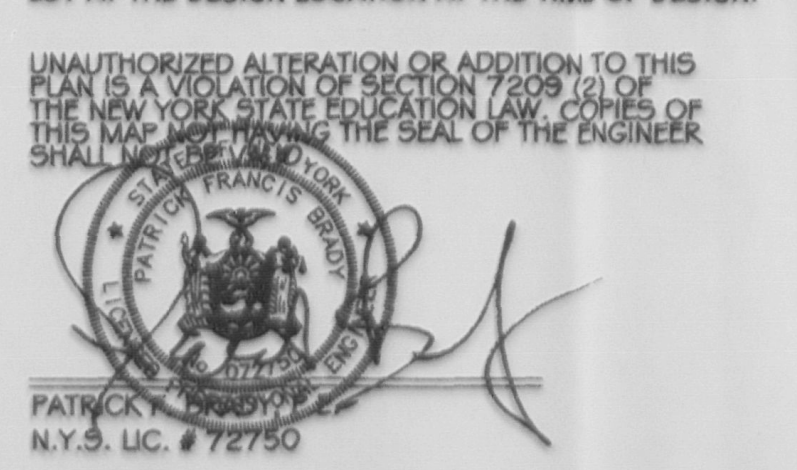


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COUNTY CERTIFICATION:

COUNTY OF ORANGE LOCAL LAW #1 OF 1989.
I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEM SHOWN ON THIS PLAN WAS DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS FORMULATED BY THE N.Y.S. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS AS AMENDED FROM TIME TO TIME AND OTHER CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.



WOODARD'S Concrete Products, Inc.
PRECAST SEPTIC TANKS
31-1000 SINGLE COMPARTMENT TANK
3 BEDROOM DESIGN

FOR USE BY THE TOWN OF NEW WINDSOR PLANNING BOARD

DETAIL SHEET FOR FOXWOOD ENTERPRISES LLC
LOCATED IN TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK.
GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

BRADY ENGINEERING
CONSULTING ENGINEER
POST OFFICE BOX 482, WALDEN, N.Y. 12586
TEL./FAX (845) 776-4006

975-00
JUNE 2, 2001
AS SHOWN
3 OF 3